

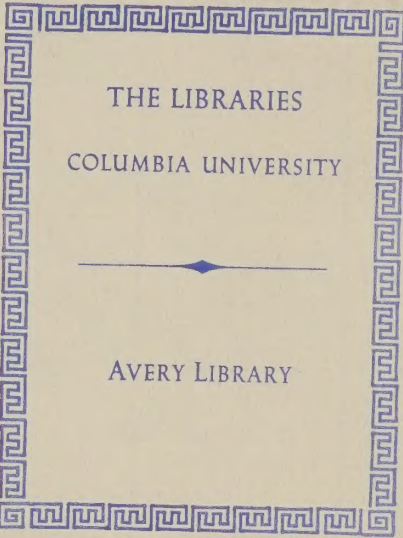
THE JOURNAL'S SERIES



ONE HUNDRED DESIGNS.

PRICE ONE DOLLAR.

OF MODEL
LOW-COST
HOMES
BY —
WALTER J. KEITH



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BY WAY OF INTRODUCTION



O the thousands of our readers who have been delighted with the attractive and most interesting series of designs and helpful, practical articles on "House Building" by Mr. Walter J. Keith, that have been a feature of The Journal for some time past, we take deep pleasure in presenting this work, feeling that the ideas it will awaken and stimulate will result beneficially to every home builder.

Mr. Keith's articles and practical work have attained a national reputation, and being well informed as to his entire success and satisfactory execution of the many important buildings intrusted to his care, we feel that the architectural interests of this paper are in the very best of hands, and those of our readers who make requisition on Mr. Keith's services may rest assured that their interests will be cared for in a most artistic, thorough, practical and business-like manner. Our business relations with Mr. Keith and our intimate knowledge of his conscientious work, fully warrant us in thus recommending him to the public.

THE MINNEAPOLIS JOURNAL.

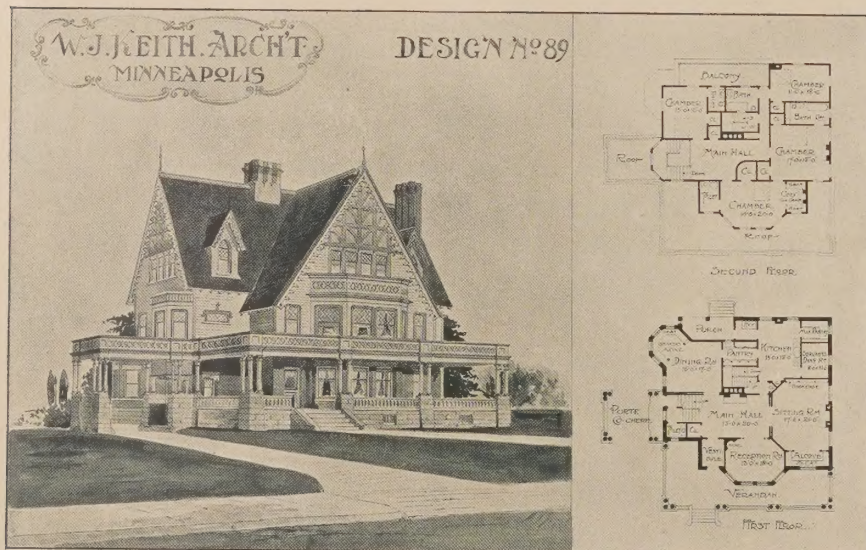


RESIDENCE IN MINNEAPOLIS.

Examples
of
Work.



THE DAYTON BUILDING, MINNEAPOLIS.
STRICTLY FIRE PROOF.



RESIDENCE FOR MINNEAPOLIS.



RESIDENCE IN MINNEAPOLIS.

EXPLANATION.



BANK BUILDING, MINNEAPOLIS.

WHAT every person who consults this book of designs may do so understandingly, it is of the highest importance that he give particular attention to this explanation.

By so doing he will find many questions that arise, already answered and he will be able to judge accurately as to what can be done in any given locality for a certain sum of money.

My first desire is to impress upon the reader that there is no attempt or wish to mislead in any manner whatever. My estimates of cost can be relied upon in every

instance and I guarantee them. They are based upon prices and conditions prevailing in this city (Minneapolis) at the present time, and by consulting the data elsewhere given, and comparing the same with prices prevailing in your own locality, you will be able to accurately judge as to the cost, barring, of course, unusual fluctuations in prices of labor and materials.

Another thing; my sketches are made from working drawings. They are honest, and do not show ornamentation that must be omitted in the working drawings, in order to bring the cost within the estimate.

The Value of Working Drawings.

Well prepared plans and specifications are the best possible sort of economy. Shop talk, you say. Even so, it is a fact nevertheless. To be sure, not all buildings erected from architects' plans are pleasing, and why? Because either the architect was not allowed to do the work right, or was not competent.

Years of study, and then more years of hard, thoughtful work and practical experience, must equip one with a knowledge of design, harmony, proportion, the practical use of materials and the latest appliances and labor-saving devices, that are of inestimable value to any person about to expend a sum of money in the erection of a building.

Of what consideration, then, is a small architect's fee when even a modest cottage is contemplated, in comparison with the vastly larger sum to be wisely and intelligently expended under the guidance of good plans and specifications, or sadly wasted and misapplied in an abortive attempt by some carpenter, who, because he is not a good carpenter, but is, as he claims, an "all round man," which is a pretty sure indication that he is good in nothing, tells you there is no need of your throwing away money for plans.

Suppose that you let the contract for your house to such a man. He must be a very honest man indeed, and you must have confidence in human nature to a remarkable degree, if you do so. Such a man cannot possibly design you a neat, tasty building, for it is not in his line, to say the least. He cannot possibly execute the work from a sketch, for it is the detail of the construction that will nonplus him, and the best he can do is to make of it a patched up job that resembles the design about as much as the child's first picture of a cow resembles that animal.

More than that, he has everything absolutely in his own hands. He may say he will do thus and so, but there are a hundred things, probably, far more important, about which he does not say anything, but which deeply concern you, and which can only be provided for in an intelligent manner by complete plans and specifications.

If you have him do the work by the day, he will waste far more time figuring out what he is going to do and how to do it, than plans and specifications will cost and at the finish have a patched up, poorly-arranged and badly-constructed house. Certainly, funds expended for plans are most wisely and judiciously invested.

EXPLANATION.

Alterations of Plans.

I shall be glad to make slight changes desired in the plans, free of charge. It is only when of such a radical nature as to necessitate much labor in re-designing, figuring and drawing that I am under the necessity of making an extra charge, which in such event will be slight and only sufficient to cover the actual cost of the labor and materials involved.

Exteriors can be changed and treated in almost any style desired.

For obvious reasons contractors will endeavor to talk up the price of your house. There should be no more difference in the cost of any design than the difference in actual price of building materials and labor will warrant.

After giving a bid which seems high, if a contractor claims elimination of a certain part or style of the work will save a large amount, the chances are he is only after an excuse to lower this bid. Do not, however, let him spoil the effect of the design.

Basis of Estimates.

The estimates of cost are exclusive of plumbing and heating, and are based on prices prevailing in Minneapolis, as follows:

Excavating, per cubic yard.....	\$.10
Rubble stone work, per perch.....	1.35
Brick laid in wall, per 1,000.....	8.00
Lathing and plastering, per yard, two coats.....	.12
Dimension lumber, per 1,000.....	8.00
Flooring (No. 2 D. & M. Fencing).....	12.00
Sheathing boards (6 in. D. & M. No. 3).....	9.00
Shingles, X.....	1.40
Siding, No. 3.....	16.00
Finish lumber.....	\$20.00 to \$30.00
Tin work, per square.....	6.00
Carpenters, per day.....	\$1.50 to \$1.75
Masons, per day.....	3.00
Common labor, per day.....	1.25

In many localities items of stone, sand, teams, labor, etc., will be found to be less than in the city, thereby reducing the cost. In designs costing less than \$1,000 under floors are figured for the first floor only. Walls are to be sheathed on the outside with six-inch matched boards, papered and sided, or shingled and back-plastered. Height of stories range from 9 to 10 feet first floor, and 8 to 9 feet second floor, according to size of the house.

In all designs costing over \$900, full cellars with cemented floors are figured; also hardwood finish, such as oak, ash or birch in the principal rooms of the first story. Estimates do not include decoration, kitchen range, sodding, sidewalks, blinds, storm sash or screens, as these items in many cases are not required.

In explanation of the designs and articles appearing over my signature in the March and April, 1897, numbers of the Ladies' Home Journal, I desire to say that the dwellings can positively be built complete in this city for the sums designated, as I have written bids from well established contractors here who stand ready to take the contracts at the figures given.

As for the cost in other localities, that would of course depend upon the prices and general conditions affecting building materials and labor in the district in question. If same range higher than Minneapolis prices, the cost would, of course, be more. If the same, or less, the cost would not exceed my estimate.

The finish would be of pine throughout, neatly painted in any desired tints. In this city from \$40 to \$50 per room would cover the additional expense of hardwood finish, and about \$20 per room will provide hardwood floors. The height of the stories in the plans as prepared are as follows: Basement (extends under entire house), 7 feet, 6 inches. First story (between joist), 9 feet, 3 inches. Second story, 8 feet, 3 inches. These are desirable heights for climates having severe winters, and are economical in the use of materials. The heights may, of course, if desired, be increased.

EXPLANATION.

The estimates in this single case do not include the heating and ventilating and the plumbing, excepting street connections.

Generally speaking, if a water main and sewer is in the street (if soil is gravel or sand, a cesspool will answer), the plumbing and gas-fitting of a six or seven-room house, with hot and cold water, kitchen sink, water closet and porcelain-lined bath, will cost in Minneapolis about \$175. For wash basin, add \$30 to \$60. A furnace, with ventilating system, can be put in complete for from \$135 to \$200. Gas fixtures vary from \$25 to \$200. Mantel and grates with tile facing and hearth \$20 up. Cisterns, \$30 to \$60.

ORDERING PLANS.

Special Work.

If you do not find what you want among any of the following designs, write me fully as to your requirements and I will send you a pencil sketch, provided you remit \$5 simply as an evidence of your good faith. As to my capability and reliability, I would respectfully refer you to the introduction of this book, or will furnish ample references when required.

The following memoranda will be found useful when writing regarding special work:

1. Size of lot, approximate grade, location of streets and points of compass; also direction of the most pleasant outlook.
2. Your suggestion as to the exterior treatment, such as style of architecture, or mention some design that pleases you.
3. Nature of soil, sewer, cesspool and location of same.
4. Water main in street, cistern and capacity of same; well, tank in attic and plumbing fixtures required.
5. Stone or brick foundation, size of cellar, superstructure of stone, brick or frame and grade of material, back plastering, paper, etc.
6. Height of basement, first and second stories.
7. Rooms desired in basement and attic.
8. Kind of wood each room is to be finished in.
9. Wainscoting, panel backs, cornice moldings, coved ceilings, chair rail, hardwood floors, plate glass, stained glass, white leaded glass, sideboard, china closets, cabinets, etc.

10. Cement or lime plaster, rough or smooth finish.
11. Furnace heat, hot water, steam, indirects.
12. Open fireplace or grates, and where.
13. Transoms, pipe for gas, wire for electric light, automatic gas lighters, electric lighting, gas burners, electric bells, speaking tubes.
14. Slate or shingle roof, finals, gutters, etc.
15. Clothes chute, marble molding-board, bicycle room, billiard room, den, gymnasium, tile bathroom, onyx mantel facings, special hardware, ornamental grilles, etc.

On receipt of price of any desired design, I will forward full working drawings, details and specifications, together with a blank form of "builder's contract" and a blank form of "builder's bond." The drawings are very complete, and give all sizes and working dimensions, show details of construction and interior finish, and are such as will save the owner not only money but annoyance as well, and render the matter of building easy and free from the possibilities of imposition by unscrupulous contractors.

Superintendence.

The charge for this service depends upon the time required and traveling expenses. It is designed to make the drawings and specifications so complete that, in the hands of a competent builder who can "read" them and who really understands his business, the necessity of superintendence will be reduced to the minimum, especially as all inquiries will be most cheerfully answered. In some cases, however, superintendence is very desirable, and charges for same will be made just as low as possible. The following are desirable times for visits of superintendence: To advise and locate site; to assist in contracting and starting work; to inspect before each payment and at finish before last payment.

Terms.

My business must necessarily be done upon a cash basis, consequently no orders will be filled unless accompanied with a remittance.

Remittance.

Remittances should be made by registered letter, draft, exchange, postal order or express, as it is unsafe to enclose money in a letter.

EXPLANATION.

Time Required to Fill Orders.

Plans and specifications ordered will be sent as soon as it is possible to compile them. This depends largely upon the character of the work, changes or new designs involved, etc. Under no circumstances will a client be kept waiting for his plans longer than is absolutely necessary to perform the work in an intelligent and thorough manner.

Duplicate Sets of Plans.

Duplicate copies of plans, if ordered with originals, will be sent on receipt of \$3 extra for designs costing less than \$5,000, except that for designs costing less than \$2,000 the charge will be \$2, and duplicate specifications \$1 in each case.

Estimate of Cost.

Many who have purchased my plans have built their homes for less than the estimated cost, which need not be exceeded in localities where prices are no higher than quoted. My plans are carefully studied as to economical use of labor and materials, and I do not use expensive details that do not materially add to the effect.

Bill of Materials.

In case a "bill of materials" is desired, I will furnish same for one-third of the cost of the plans and specifications in addition. Any local builder of intelligence can make you a list from my working drawings with very little trouble.

Plans on Approval, Pending Bids.

Complete plans and specifications for any of my regular designs will be sent to any address upon receipt of price. If, upon bids being obtained, you find the amount to be greater than you wish to expend, the same can be returned, if in good order, and complete working drawings, specifications, etc., of any other lower cost design you may select will be forwarded to you in lieu thereof. Any difference in the price of the two sets of drawings is to be my compensation for making the exchange.

My clients are thus enabled to select the house they would like, and then if the cost is too great in their locality, they may select another design suitable to the amount they desire to expend, without being put to any additional expense thereby for plans and specifications.

I cannot be responsible in any other than the above manner for the selection of a design that is sure to cost more in any given locality than in Minneapolis on account of labor and materials being higher.

I guarantee the designs can be built in this city for the amounts stated, and quote you the prices of materials, which is all I can do.

I place at your disposal the selection of your house from a hundred or more designs, and if you do not meet the amount you wish to expend the first time on account of prevailing prices, or on account of special features or conveniences you wish embodied in the same, it costs you nothing to try again.

No exchange will be made upon special work performed in accordance with instructions, or where changes are made in the plans to meet individual requirements, without additional compensation.

My work I claim to be strictly first-class, thorough and modern, of which my reputation and clientage are constant proof. On account of the extent of my business I am able to perform the best of service for a nominal price.

Finally.

Once more I desire to state that I can in no way guarantee my estimates except for Minneapolis, where I am fully informed as to the prices and conditions affecting the cost of building. This I do absolutely. If your prices, however, are higher than ours, or you wish to add features to your house that are not included in my estimates, you must expect the cost to be correspondingly increased.

I am positive you cannot find designs equal in appearance and of as compact and unique arrangement, that can be built in any locality for as little money as these, for I have given economical construction my special attention.

I do not use expensive and elaborate detail that run up the cost of a building to an excessive figure. I maintain that the very best and thoroughly artistic effects may be obtained with comparatively simple treatment, and this I try to accomplish in my designs. This is the reason they show so much for the money that my competitors cry "Impossible!"

Distance does not render difficult the rendering of architectural service. I have hundreds of well pleased clients in all sections of the United States. Try it with an inquiry and see.

I desire your business; I have never yet had a client dissatisfied. Give me your order and I will use my best endeavor to serve you faithfully.

Yours sincerely,

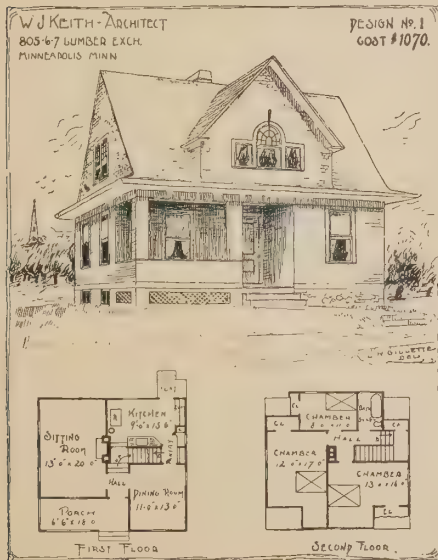
WALTER J. KEITH,
Architect.

Design No. 1.

EXAMINATION of this design will show a most convenient, compact and economical arrangement of rooms, with no space wasted and yet a most charming and generous sized interior effect is obtained.

From the hall the spacious sitting room, 13x20 feet in size, is entered.

Across the hall from the sitting room is the dining room, 11x13 feet, from which communication is had with the kitchen through the pantry.



The kitchen is of good size and so located that the main chimney serves it. It has a roomy cupboard at one end with a place for pots, kettles, etc., and the sink is convenient to the pantry.

Directly in front, as the hall is entered, is the stairway, rising three steps to a landing and then turning to the right. Much space and expense is here saved by combining the front and back stairs from the first landing, as shown on the plan: entrance to the kitchen being had from a door on this first landing.

The front porch is of good size and so arranged as to give space to swing a hammock, while the projecting eaves will keep it well shaded.

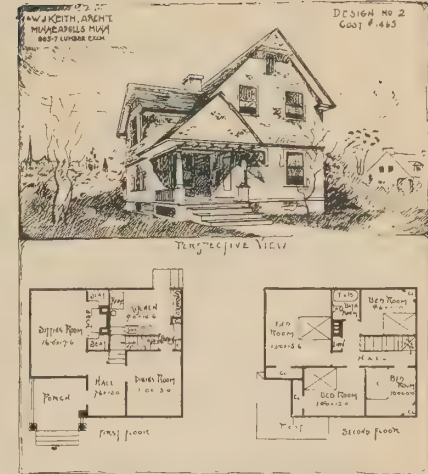
Price of complete working drawings, details and specifications, \$12.00

Design No. 2.

THE entrance could be made as shown or the house could front the other way, if desired, bringing the length of the sitting room across the front of the house, by simply putting the steps on the other side of the porch.

At the end of the hall is the stairway, coming down in a very unique way from a landing four steps high, and from which it turns to the right. The back stairway leads from this landing to the kitchen and the stair to the cellar is reached from the pantry.

The kitchen is roomy and the furniture in it well and conveniently arranged, as an examina-



tion of the plans will show, while in the basement will be found ample space for the usual conveniences relegated to that part of the house.

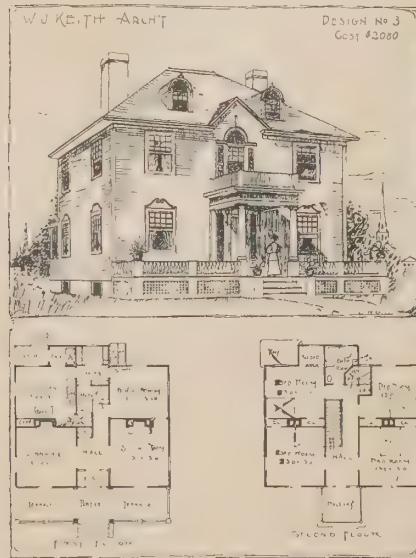
In this plan, it is possible for the servant to answer the front door bell, without passing to and fro through the rooms for the purpose.

The front porch is especially convenient, being square, which makes all the space available without crowding, when several wish to occupy it. No vestibule is provided, as the expense of one can be saved by providing a neatly paneled, light storm door to take the place of the screen door which is removed in the fall.

Price of complete working drawings, details and specifications, \$15.00

Design No. 3.

IN this design the usual colonial plan of a hall in the center and rooms on either side is followed. At the left, as the hall is entered, is the reception room, or, if you please, the library, as it is provided with an open fire and would make a very nice room for either purpose. Directly across the hall is the sitting room, also provided with an open fire, while back of this room and opening from it and the hall as well, is the dining room, making a suite of rooms that could be thrown together very nicely in case of an evening entertainment.



The attic has ample space for two additional bedrooms or for a large billiard room.

From the bath room there leads to the basement a clothes chute, avoiding the necessity of carrying soiled clothing downstairs. A good, roomy pantry and kitchen are provided, and the latter has a recessed cupboard for kitchen tins, pots and kettles, etc. Also an entry large enough to accommodate the refrigerator, so that the kitchen floor will not suffer from the muddy, dirty feet of the iceman every morning.

For porches, the regulation colonial portico with Ionic columns, flanked on either side by a generous terrace and a comfortable rear porch, are provided.

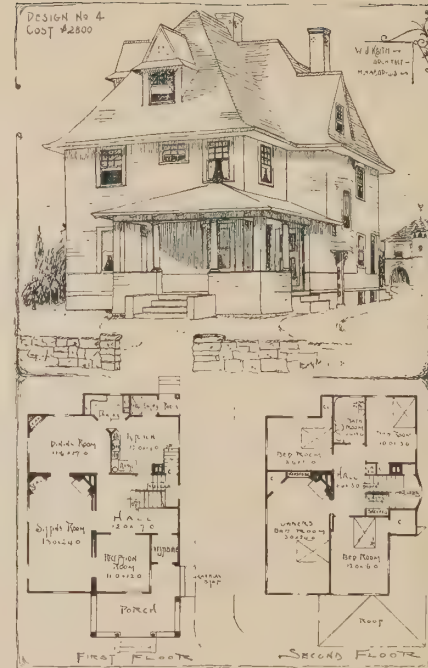
Price of complete working drawings, details and specifications \$20.00

Design No. 4.

THIS design has a roomy vestibule and entrance hall, the latter containing a handsome stairway and providing access to all the rooms of the first floor, that to the kitchen being through the rear hall which provides an easy and convenient passage from the front part of the house to the furnace room and cellar and from the kitchen as well.

Immediately in front as the hall is entered is located the reception room, which may be used as a library if desired, while adjoining this room and also opening from the hall by sliding doors is a splendid sitting-room 13x24 feet in size.

An easy stairway with a landing half way up leads to the second floor, landing in an oblong, well-lighted hall 6½x15 feet in size, which gives a spacious effect while not using any room that should be given to more practical uses. The four



bedrooms are of good size, the one designed for the use of the owner especially so. This room has an open fire and a five-foot wardrobe in addition to a large closet. The bath room is also larger than usual and from it leads a clothes chute to the basement. In the attic, there is space for two good-sized rooms, one of which would be large enough for a billiard room.

Price of complete working drawing, details and specifications, \$28.00

Design No. 5.

THIS house is planned with especial reference to heating with a good heater in the hall, where marked for same on the plan, although it is equally well adapted to being heated with a furnace. Also in this plan a bedroom on the first floor is provided which opens off the main hall and the sitting room as well, so that it may be used for any other purpose desired. It is provided with a large closet and would be kept very comfortable by the heater in the hall, while a chimney is adjacent to provide for an extra stove in case of sickness.

Irrespective of the heater feature of this design,



the same presents an arrangement that it would be hard to improve upon. The porch is generous, as is also the hall and the rooms open off of it in a most convenient and attractive manner.

Quite a saving of expense is effected by combining not only the main and back stairway but the cellar and rear entrance way as well.

A furnace and ventilating system would add about \$175 to the expense and plumbing for the fixtures shown \$215. With a cellar under the entire house and hardwood finish in the hall, sitting room and dining room, the expense would be increased \$200, as such are not included in the estimate in this instance.

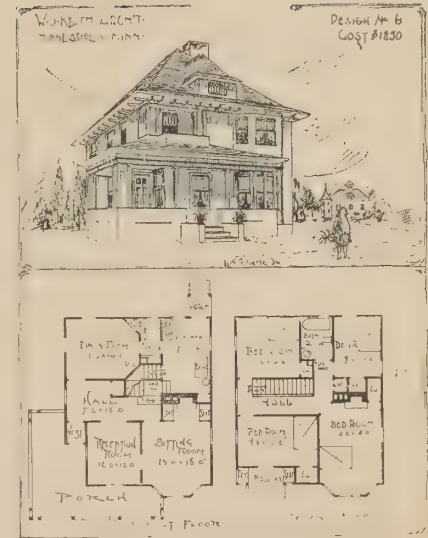
Price of complete working drawings, details and specifications, \$18.00

Design No. 6.

AS will be seen, there is no wasted space whatever, and the arrangement of the rooms, as well as the style of the stairway, is somewhat out of the ordinary.

A good-sized and well lighted hall is obtained, with the staircase starting at one end, opposite which is the entrance to the reception room, consisting of a wide opening and also the door to the sitting room, both rooms being of good size and on the front of the house.

On the opposite side of the hall is the door leading to the dining room, which has a corner china closet built in near the pantry door. A roomy pantry and kitchen are provided and access



to the front hall from the kitchen is had through a door on the landing. The hall also has a good coat closet under the rise of the stairway.

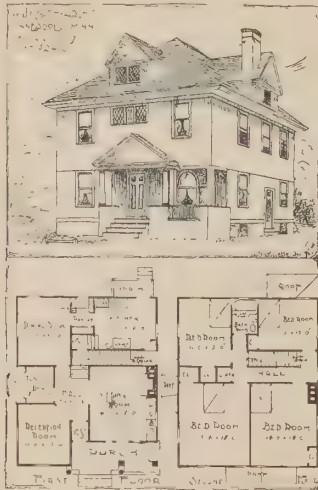
One of the front bedrooms has a balcony over the porch, provided with a couple of seats, and the other bedroom has the luxury of an open fire. From this upper hall there is a clothes chute leading to the basement and a good-sized linen closet is provided. The porch is generous, and altogether the design provides for a very complete and attractive home.

Price of complete working drawings, details and specifications, \$20.00

Design No. 7.

THIS design has many attractive points, the interior arrangement being one that will open up very nicely and give a very spacious effect. The porch, partly recessed, gives the exterior an attractive air that is very pleasing, while the effect of the whole is that of a neat, sensible house, with sufficient ornamentation to give it character.

As the hall is entered, the stairway is seen directly in front, ascending to a low landing, where it turns to the right. Off this landing is a coat closet, through which direct access to the kitchen is had. At one side of the hall is a spacious sitting room, with an open fire and a generous "divan," long enough to stretch out at full length, with plenty of room to spare. The lid of this seat lifts up, making a nice place for stor-



ing magazines that are needed for occasional reference.

On the opposite side of the hall is a pleasant reception room of good size and a "den." This den could be most attractively fitted up as a "Turkish corner," with Oriental hangings, pillows, etc.

From the bath room a clothes chute leads to the basement. In the attic is ample space for a fine, large billiard room and a servants' room besides.

Price of complete working drawings, details and specifications, \$25.00

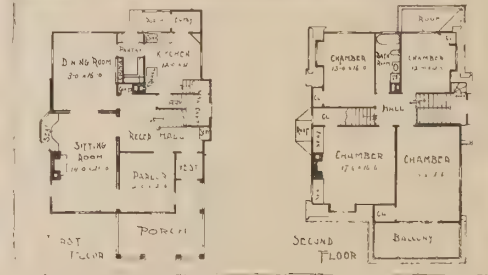
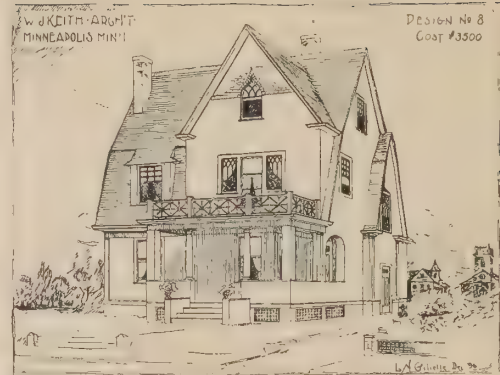
Design No. 8.

THE arrangement of rooms in this plan is particularly worthy of mention. Not only are they all of good size and most conveniently located for their various uses, but so placed that they join each other around the hall, permitting of throwing the entire first floor together for the purpose of entertainment.

The reception hall is spacious, and has a handsome staircase in it leading to the second floor, with a broad landing half way up. Seats and closets are provided in abundance throughout the house, and these, with china closets, chute, linen press, etc., make it a complete home in all the details.

The kitchen is separated in every way, from the main part of the first floor by two doors, and especially convenient is the cellar stair, being equally accessible from the kitchen, the front part of the house and the outside. This arrangement does away with the necessity of a bulkhead in providing for the latter.

An easy stair leads to the attic, where there is ample space for a billiard room, a servant's room and trunks.



The exterior, being treated in the gambrel roof style, gives a most picturesque and pleasing effect, but the design is adapted to being made very attractive in several different styles.

The estimated cost will build this design in an especially nice manner providing hardwood floors, wainscoting,, cornice moldings, storm sash, wire screens, etc.

Price of complete working drawings, details and specifications, \$35.00

Design No. 8 1-2.

IN this design we have an especially spacious and convenient arrangement of rooms and the estimated cost provides for very nice interior finish, such as hardwood floors, wainscoting, cornice moldings, plate glass, etc.

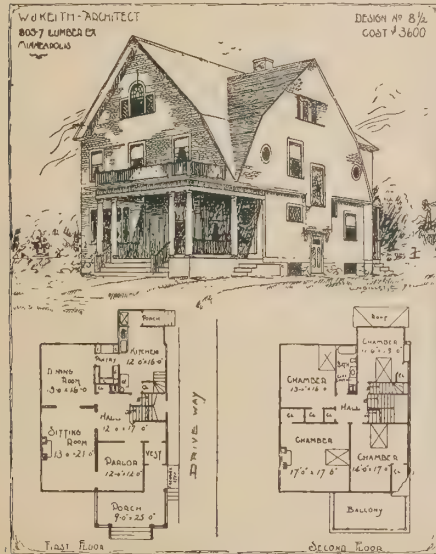
The entrance being on the side makes access to the carriage very convenient. Within, the rooms are spacious and well arranged. In case of callers being entertained in the parlor and others coming, it is very easy to conduct them through the doorway into the sitting room where they can be entertained by other members of the family while the newcomers are being received. Should they be well acquainted with each other

and congenial, the entire party can gather in the larger room. This arrangement of rooms will be found especially convenient in case of receptions as it facilitates the progress of the guests by the receiving party in the very best manner possible.

The second floor is remarkably compact in its arrangement and provision is made for four very nice bedrooms with ample closets. The attic would be large and provide for two or three good rooms if it was desired to finish them off.

The exterior could be treated in several different styles to equal advantage. Some of my clients like one style and some another, so when you send your order bear in mind the exterior can be altered to suit you if it does not already.

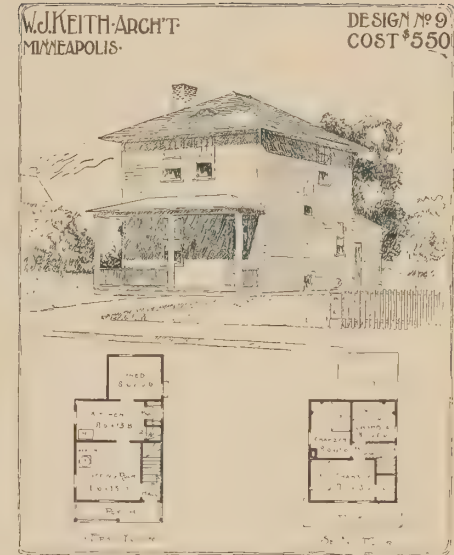
Price of complete working drawings, details and specifications, \$35.00



Design No. 9.

A FIVE-HUNDRED-DOLLAR home. Well, there are a vastly greater number who want a \$500 home or feel that such an amount is all they have to spend for such a purpose; then there are people who want and can afford a \$5,000 home or even a half of the latter amount. So, then, if I can plan these little homes my purpose is fully attained, for, as the years go by, they will soon be in need of a larger and more expensive house, and, having become acquainted with them, a second requisition upon my services will be in order.

Of course for the sum of \$500 it is impossible to build a pretentious house; for lumber, doors and windows, hardware, plaster, brick, stone and labor will eat up that amount of money very quickly. However, it is possible to obtain a good generous sized sitting room, a living room or kitchen and a summer kitchen or shed, upon the



ground floor, as shown in the accompanying sketch; also three very nice bedrooms with closets on the second floor.

The stairway ascends directly from a little hall so that if desired it would make the renting of a room a convenient matter. A neat little pantry is provided and a small round brick cellar.

Do not be deluded with the idea that because your house is so simple and low cost, that you can do without plans. You will find them to be the best investment you ever made and when I say this I am talking for your interest as well as mine. See "Explanation."

Price of complete working drawings, details and specifications, \$5.00

Design No. 10.

WHAT I have said regarding Design No. 9 also holds true in respect to Nos. 10, 11, 12 and all the low cost homes.

Those who have once built without plans and then built again using the second time well drawn plans from some reliable architect know well that they obtained much more for their money the second time than they did the first.

It will be noticed that in this design the hall is a little larger than in No. 9, and the "Dining Alcove" virtually makes one more room on the ground floor. This could be used in the manner



indicated with pretty draperies partially screening off the table and yet leaving the entire space available for the requirements of a sitting room, or the kitchen could be used as a "Living Room." On the second floor are three very good chambers, with ample closets and as is the case with No. 9, a heater in the sitting room with the kitchen fire will practically heat the entire house.

There would be a round brick cellar, with cemented bottom, double floors with paper between on the first floor. The house would be sheathed with matched lumber, papered and sided and will make a very cozy little home.

Price of complete working drawings, details and specifications, \$7.00

Design No. 11.

FOR the sum of \$750 this design certainly presents many attractive and practical features as is the case with Design No. 82, which costs about the same money.

Large sitting rooms are more and more coming into favor and this design is particularly well provided for in that respect, having a sitting room 11x20 feet in size. The heater being located in the center of the room, every nook and corner will be comfortable on a cold day, and the smoke pipe, going up through the chamber above and crossing the hall to the chimney, will practically heat the entire house, especially in conjunction with the kitchen range.

A dining room is provided, but if it is thought desirable to use this room for a parlor, it is admir-



ably adapted to such a purpose as the rear end of the sitting room can be arranged for a dining room, as shown in No. 10, by cutting a door through the partition.

On the second floor there are three good sized bed rooms, each provided with exceptionally large closets, and two windows to each room.

There would be a round brick cellar, the house would be sheathed, then papered on the outside and sided, and the first floor would be double making a first class comfortable home.

Price of complete working drawings, details and specifications, \$8.00

Design No. 12.

HERE we have an exceedingly attractive design of a house large enough to accommodate a very fair sized family, and provided with all the conveniences and desirable features of arrangement usually found in more expensive houses.

The hall will be very attractive with the handsome staircase and seat at the end, giving a very pleasing impression as you enter. It is also of very good size and will give an air of spaciousness to the house.

The sitting room and dining room are also of good size, and being connected by a wide open-

ing, the latter really adds to the available sitting room space.

The kitchen is of good size and a convenient little pantry is arranged under the stairway, from which the cellar stair is reached. The cellar would be of brick with a cemented floor and 10 feet in diameter. A door on the stair landing, reached by a few steps in the kitchen, virtually provides a back stairway and gives access to the front door without its being necessary to pass through any other rooms, which is very often a great convenience.

The second floor has in addition to three large bedrooms and closets, a bath room and linen room.

Price of complete working drawings, details and specifications, \$9.00



Design No. 13.

IN this design we have a somewhat larger house with every facility of arrangement and convenience shown in the preceding design and more.

There is a basement with cemented floor under the entire house, so that the house can be heated by a furnace if desired. The sitting room is larger and has the luxury of an open fire.

The dining room is of good size and communicates with the kitchen through a very nice pantry. A combination stairway serves the purpose of both a front and rear stair and gives convenient access to the front door from the kitchen without the necessity of passing through any other room.

On the second floor the economy of the arrangement is strikingly manifested by the com-



pactness of the hall and the arrangement of the rooms about it, making every inch of space available for practical uses.

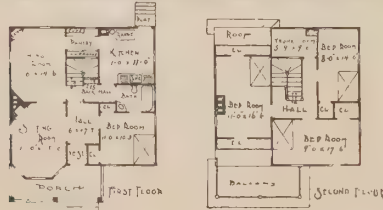
It is generally an advantage much appreciated by the housewife to have a family bedroom of good size, and in this design her wants in this respect are fully provided for, as the room is ample to take a child's bed in addition to the regular furniture. The bath room is amply large for the fixtures it accommodates, and from it opens a good sized linen closet, utilizing the space under the slope of the roof, as the space on the other side is utilized for closets.

Price of complete working drawings, details and specifications, \$12.00

Design No. 14.

DESIGN No. 14 not only shows a most attractive exterior, but is a plan adapted to almost any requirement of the average family. It contains seven good-sized rooms, besides bath, pantry and trunk room.

As will be seen from the plans, a bedroom with two closets is provided on the ground floor. This room also has a private entrance to the bath room. The stairway and entrance to the back hall, which gives access to the kitchen, cellar and bath room, is designed to screen off by a curtain or rope screen of some sort, where the dotted



lines are shown on the plans, which will not only give a pretty effect in the hall, but add a little privacy where it would be desired to have it, though, of course, not absolutely necessary. The stair and upper hall would be amply lighted by ground glass windows in the partition directly opposite the pantry and trunk room window.

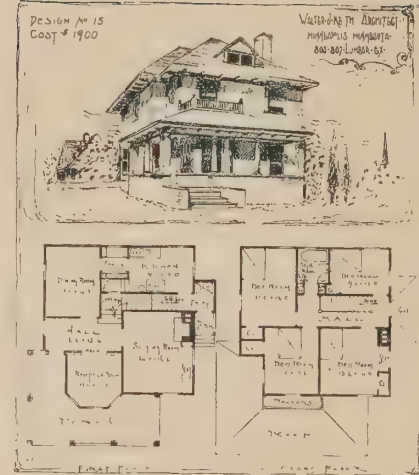
Should any one not desire a bath and bedroom on the ground floor the space thus occupied could readily and to excellent advantage be utilized for a library and a trunk room on the second floor be used for the bathroom, as plenty of storage space would be available in the basement.

Price of complete working drawings, details and specifications, \$15.00

Design No. 15.

IN this design we have a plan having a simple, though quite attractive exterior, and one that in all its features has proven very popular. The advantage of the arrangement of the rooms is at once evidenced by an examination of the plan. The hall being in the center of the side of the house, opens attractively into the reception room and sitting room upon the front, and gives access to the dining room at the rear, while the stairway ascends a few steps to the landing where it turns and finishes the run toward the side of the house.

The sitting room is of good size, and the hall, reception room and dining room are of ample size to meet the requirements for which they are intended.



The "combination" stairway effects a most economical saving of floor space, and at the same time provides all the facilities of a back stairway and a concealed passage from the kitchen to the front door without passing through any of the other rooms. Of course if the kitchen entrance is desired upon the rear of the house, it could be arranged to equal advantage as that shown in the sketch.

The second floor is very complete with four large bedrooms, having ample closets, a good bath room and linen cupboards.

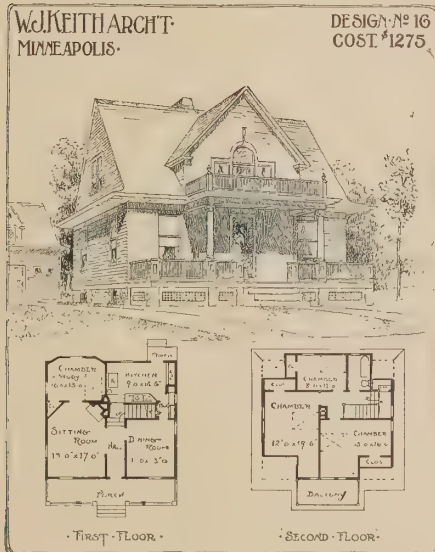
Price of complete working drawings, details and specifications, \$20.00

Design No. 16.

THIS design is a most popular one, as the exterior is very pleasing and there is more room than almost any other plan that can be built for the same amount of money.

In a small house it is useless to devote any more of the valuable floor space for the purposes of a hall than is absolutely necessary, the room being much more valuable in the living apartments of the house.

In this design, the sitting room is of good size, has an open fire and connects with a room in the rear of same, which can be used as a bedroom or a study, as preferred. The dining room in this case, is in the front of the house, a location which



is rapidly growing in favor and has many advantages. A combination stairway virtually provides for both front and rear staircase, and on the second floor there will be found three very nice bedrooms, with good closets, a bath room and a linen closet.

In this design, as in all others, it must not be inferred that the rooms are spoiled because the roof seems to come down nearer to the second story. It is very seldom that the lowest point in the second floor rooms is less than 5½ or 6 feet, generally the latter, and this when in a gable, is only a little corner of a room.

The space under the rafters is advantageously used for closets.

Of course if we are going to have a low cost house, and at the same time have considerable space on the ground floor, it is absolutely necessary to roof the building low, or else the cost will be more than we wish.

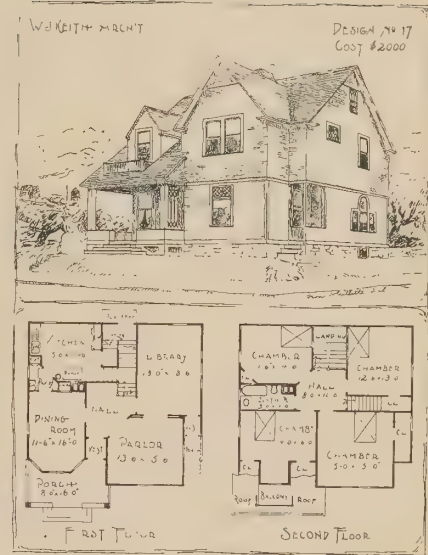
Price of complete working drawings, details and specifications, \$15.00

Design No. 17.

HERE we have a plan that is admirably adapted for a good sized family, who do not wish to have rooms that are uncomfortably small, and it has the particular advantage of being so planned that a large heater placed in the hall would practically warm the house.

The library would be a very pleasant room with its side entrance, giving access to the lawn, and which would be especially convenient in case the house occupied a corner lot as shown in the sketch.

Especially unique is the arrangement of the stairway, which ascends a few steps to a landing, on which is a door opening into the kitchen.



Seven or eight more steps brings us to a second landing, and under this is the rear entrance, coming in a few steps below the level of the first floor and near the level of the ground, which also provides for an exceptionally convenient cellar entrance.

The bedrooms are of exceptionally good size, and the closet room is generous in the extreme, the bath room being located in the center of the house makes it equally convenient to all of the rooms.

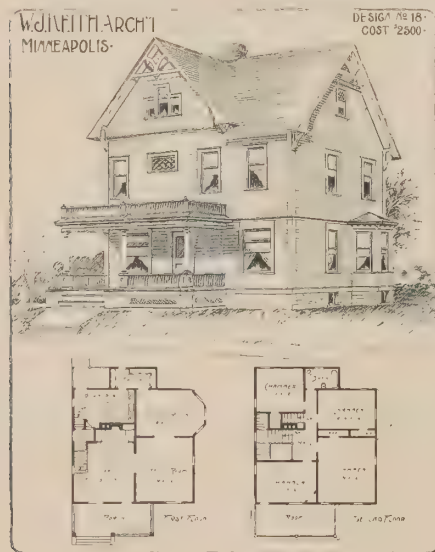
If desired, there might be a couple of small rooms finished off in the attic.

Price of complete working drawings, details and specifications, \$22.00

Design No. 18.

THIS design is one that will appeal to those who like a generous-sized hall with an open fire, and pleasantly situated in respect to outlook, so that it can be used as a sitting room.

In this design it is rendered doubly attractive by the cozy "Ingle nook" ingeniously contrived underneath the ascending staircase. This, with its comfortable seats and cozily furnished with cushions and pillows, will make a most attractive feature. If desired, it would be entirely practicable to build in bookcases in the front corner of the hall, where perhaps another seat would not



be out of place, and a vestibule if desired could be readily provided for.

The sitting room is of good size, and, being connected with the dining room at the rear by a wide arch, makes an arrangement that would open up to the very best advantage possible in case of a reception, and is equally useful for the daily requirements of the family.

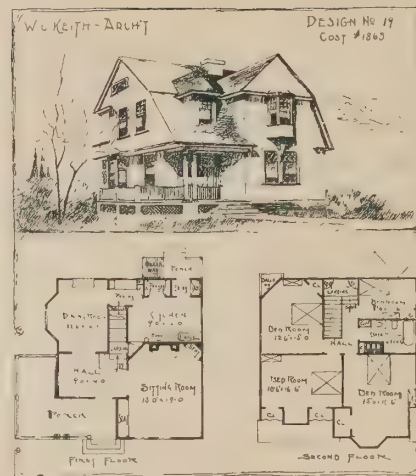
The stair landing is about half way up, on which is a door, to which a stair ascends from the kitchen, thus virtually providing a back stairway, while the cellar stairway is beneath this landing. A large pantry is provided, and every practical feature of the plan well worked out.

The second floor arrangement shows on the plan and gives ample accommodation for a good-sized family. An ample storage space would be found in the attic.

Price of complete working drawings, details and specifications \$23.00

Design No. 19.

IT will be noticed that, instead of crowding another room in this plan, to be used as a parlor, the reception hall is made to answer in its place, and, being of good size and pleasantly located, will do so very nicely. The rest of the room thus saved is devoted to making the sitting room of good size, as it is the "family room," and of all



should be the least cramped of any in its dimensions.

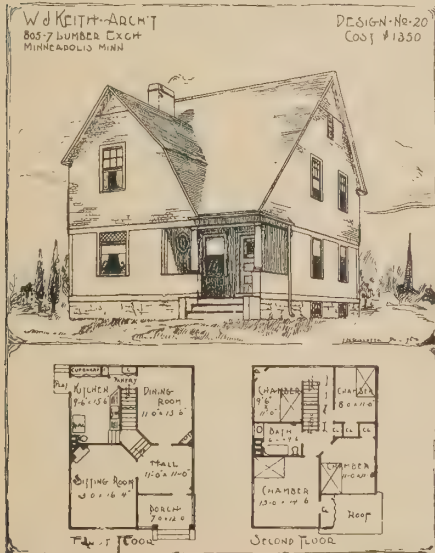
Half way up the stairway is a broad landing with corner seats upon it. The lid of one of these seats would lift, disclosing a clothes chute leading directly to the laundry in the basement, and, as this landing is nearly up to the second floor, this feature would be a great convenience.

On the second floor the same idea is carried out as on the first, i. e., making the rooms of good size, although there are four bedrooms and a bath room provided. Neither are the ceilings cut in to affect in any practical way the rooms of the second floor, as such space is used for closets or wardrobes.

Price of complete working drawings, details and specifications \$20.00

Design No. 20.

THIS is a good-sized house for such a sum, containing as it does seven large rooms, besides a nice square reception hall, bath room and attic storage space. Matched lumber is used for sheathing outside walls, double floors are laid with paper between them, as well as covering all outside walls and the roof, and a warm, substantial house in every way is provided for, neither is there any ornamentation shown on the sketches of any of the designs that is not included in the estimates.



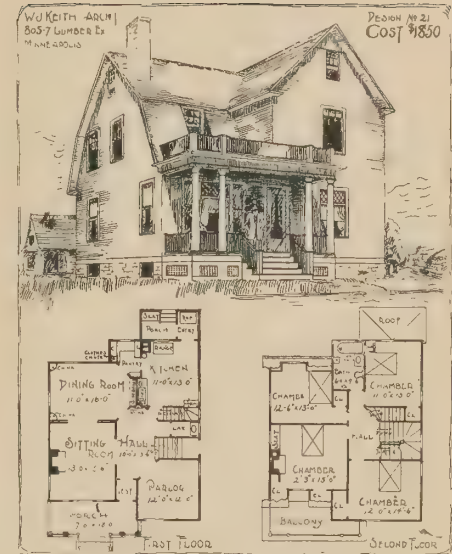
The exterior of the above design would be neatly painted on the outside in any colors desired, and the roof either painted or given a coat of stain. A moss-green roof, with the shingles on the walls, given an old oak stain, and the walls of the first story painted a raw linen color with white trimmings, would give a very pleasing effect. Should more porch be desired in this design, or any of the preceding ones, a small additional expenditure will provide it.

Price of complete working drawings, details and specifications \$15.00

Design No. 21.

AS shown in the sketch and floor plans, this will make a most attractive, convenient and roomy house, containing a large hall and four nicely proportioned rooms on the ground floor, four bed chambers and a bath room on the second floor and ample storage space in the attic. There is a large porch in front and also in the rear. The front porch will have a flat roof and a three-sash window coming down to the floor in the front bedroom will give easy access to the balcony.

There is a good-sized bath room and from it

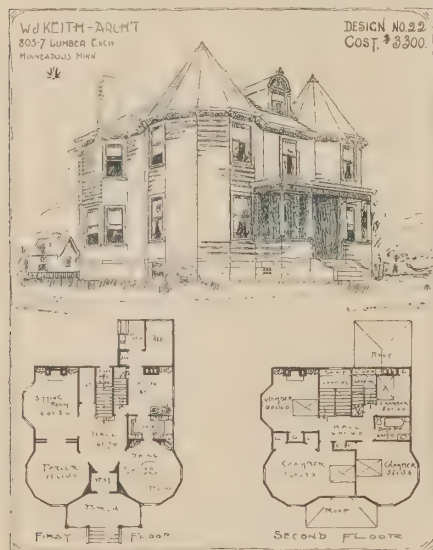


there leads to the laundry in the basement a clothes chute. A large coat closet under the main stair is provided in which it is arranged to place a lavatory. There is also a space provided in the rear entry for the refrigerator to stand, so that the ice man need not enter the kitchen proper. The cellar entrance is obtained under the main stair, thus avoiding a bulk head. There is a full back stair, and the kitchen is separated from the main part of the house by two doors.

Price of complete working drawings, details and specifications \$23.00

Design No. 22.

AS the hall is entered, a most pleasant effect is obtained; the stairway, lighted with a window on the landing and made doubly attractive by a well-cushioned seat, is directly in front. At the left side of the house are the living rooms for the family, both of good size, the parlor of an attractive shape, and the sitting room or library with a pleasant bay window and with an open fire between two book cases. On the opposite side of the hall is the dining room, designed more especially for one of the round dining tables that have become so popular recently. This room,



while practically round, has twelve equal sides. In this way the expense of bending the finish around a circle is avoided and as good, if not better, effect obtained than with a perfectly round room. The table indicated on the plan is six feet in diameter, and will seat twelve people for a course dinner. A false top can be kept for use when a larger table is wanted, and there will still be room for the servant back of the chairs.

There is a clothes chute to the laundry in the basement from the bath room. In the attic there is space for a large room, large enough to be used for a billiard room if desired.

Price of complete working drawings, details and specifications \$30.00

Design No. 23.

THE exterior, as shown in the sketch, is of stone and the second story frame. The stone would cost a little more than the brick.

Under a massive stone arched entrance and spacious vestibule, entrance is had to the hall. At the right is the reception room, also the stair hall from which, through the rear hall, the kitchen, basement and porte-cochere are reached.

At the end of the main hall from which it communicates with sliding doors, is the dining room, unique in shape, being in the form of a hexagon, so as to best utilize the odd corners and accommodate a round table, now so popular.

At the left of the hall is the library. It is elliptical in shape, 15x32 feet in size, and in three corners formed by the ellipse are cozy nooks with seats and book cases.

Directly opposite the wide entrance to this



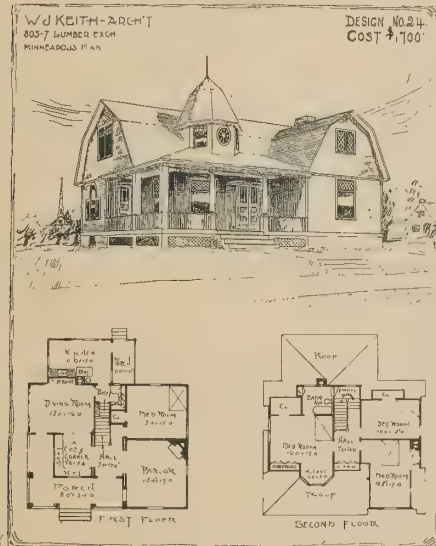
room is a large fireplace, with a generous mirror, in which would be reflected the handsome main staircase across the hall.

On the second floor the two front chambers are designed to be occupied by the owner. They are connected by a private passage, off of which is a dressing room in which would be wardrobes, pier glass, etc. Two of the other chambers are also provided with dressing rooms, and in each case the glass is between two windows, thus obtaining the best light possible. There would also be space for several rooms in the third story, if they were desired.

Price of complete working drawings, details and specifications \$65.00

Design No. 24.

DIRECTLY in front as the hall is entered is the staircase leading to the second floor. At the right, the parlor, 15x17 in size, with an open fire, and on the front of the house, is most conveniently and advantageously located. Back of the parlor and reached from the rear of the main hall is the ground floor bedroom, which for aged people or invalids it is almost a necessity to have conveniently located. The chimney for the parlor would serve this room, in case it was desired to use stoves for heating purposes instead of a furnace.



At the left of the hall is the living part of the house. Here are combined a sitting room and a dining room. The "cozy corner," with its broad, cushioned seats, taken together with the dining room, used for its special purposes but for a few moments three times a day, serves admirably as a comfortable, homelike sitting room. A broad arch separates these two apartments, and on the opposite side of the dining room is a recess to accommodate the sideboard.

On the second floor are three good large bedrooms and a bath room. The bath is reached from the stair landing and also from the best front bedroom.

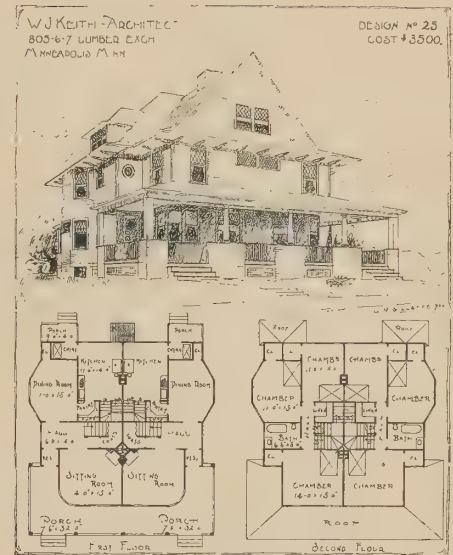
Price of complete working drawings, details and specifications \$17.00

Design No. 25.

IN this design for a double house, the size of the rooms should be particularly noticed, especially that of the chambers, which are very generous, and they are also provided with large closets. A large linen closet opens off the hall and on the third floor two additional bedrooms for each house could be most advantageously obtained.

On the first floor the arrangement is somewhat unique and, entering as you do the main hall, running crossways of the house, with the staircase at the end of same and the sitting room on the right and the dining room on the left, a very nice and spacious effect is obtained.

The porches are very liberal and if too large



could be reduced in size without hurting the exterior appearance.

In this design, as in all, there is no ornamentation shown in the sketch that must be omitted in the working drawings in order to come within the estimated cost.

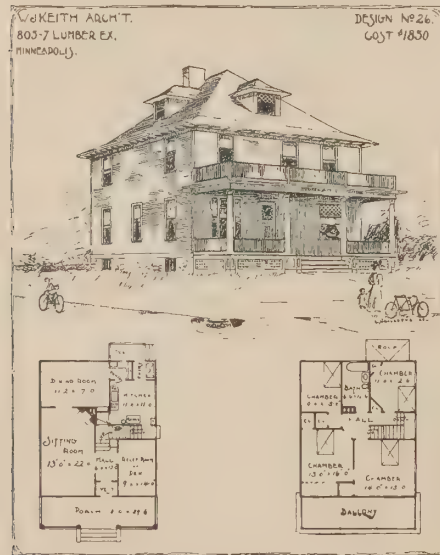
The sketches are true representations of what the building will be when completed and clients may rest assured that they will not be misled and as is frequently the case when fancy sketches are submitted merely for the purpose of getting the owner "started."

Price of complete working drawings, details and specifications \$30.00

Design No. 26.

IN this design we have a plain, common-sense house where the principal object to be attained is the greatest amount of available, well arranged floor space for the least expenditure possible. That this has been successfully done is demonstrated by an examination of the plans.

A center hall gives access to a reception room, den or office, on the right hand side, while at the left is the sitting room of generous proportions, being 13x22 feet in size and provided with an open fire. Directly back of the sitting room is the dining room, also of good size and having a



very pretty little china closet with leaded glass doors, drawers for cutlery, tablecloths, etc., built in a recess back of the chimney.

A combination stairway is used in this design, and the outside cellar entrance comes in under the main stairway, giving a very economical and convenient arrangement.

The second floor has four very nice bedrooms with large closets, and an unusually large bath room, while in the attic is a servant's room and ample storage space.

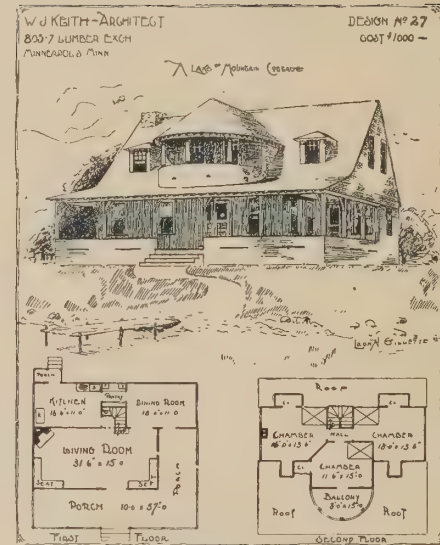
The porch, extending as it does entirely across the front, makes a very pleasant feature of the house, and is further enhanced by the large Doric columns which come to the porch floor. A very large and comfortable house for the money.

Price of complete working drawings, details and specifications, \$20.00

Design No. 27.

THIS design is for a lake or mountain cottage. It is contemplated to enclose the entire porch with wire screen, which alone constitutes quite a cottage, but as the porch is one of the most important features of such a home, too much consideration can scarcely be given to it. It extends entirely across the front and quite a distance down the side.

The main feature of the interior is of course the "living room." At the rear, the dining room opening from the porch, also from the living room, is pleasantly located.



The convenience of a pantry with proper cupboards, etc., too often omitted from lake cottages, is here provided. The kitchen, if desired, could be easily separated from the rest of the house by an open passage, but situated as this is, there should be no lack of circulation to carry off the odors of cooking.

Three bedrooms are provided and more could be obtained by making them smaller or raising the roof. Or, if desired, an addition could be made at the end of the living room and a couple of bedrooms obtained on the ground floor.

Price of complete working drawings, details and specifications, \$15.00

Design No. 28.

ALL of the rooms in this design are of good fair size, and the sitting room in connection with the reception hall and the dining room makes a spacious suite of rooms that open together in a very attractive manner.

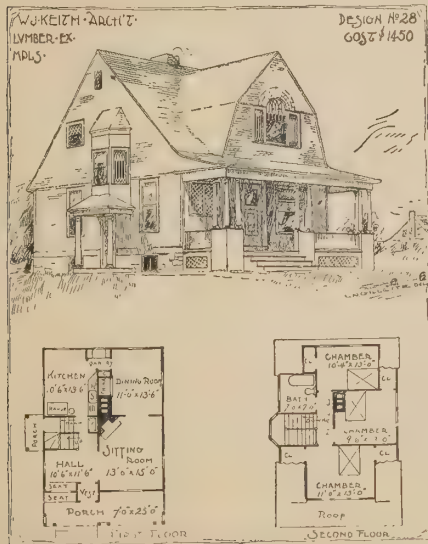
On the second floor are three bedrooms and a large bath room and by squaring out the house and using 18-foot studding with a hip roof, there could be obtained at very little additional expense, another bedroom and an attic.

There is a combination kitchen and cellar entrance with a space in the back hall for the refrigerator to stand. A generous seat is provided in

the reception hall opposite the staircase and another on the porch in the recess caused by the projection of the vestibule. The porch is one of the most attractive features of the design extending, as it does, entirely across the front of the house. Then, too, there is the side porch, which furnishes support for the stairway bay in a very pleasing manner.

A heater could be used to good advantage, but a furnace and ventilating system complete to heat the entire house to an even temperature would only cost in Minneapolis \$145.

Price of complete working drawings, details and specifications, \$16.00



Design No. 29.

ATTENTION is called to the remarkable convenience of the plan adapted to the needs of those who wish a bedroom on the ground floor. This latter room, located back of the sitting room, is adjoining the bath room with which it is directly connected by a doorway. Access to the bath room is also had from a rear entry which leads from the main hall close to the stairway into the kitchen.

If neither bath room nor bedroom are desired on the first floor the space thus occupied could readily and to splendid advantage be used for a library or the dining room placed here and a library or parlor made of the present dining room.

The expense of an extra chimney is avoided by a safe in the entry partition through which the pipe from the kitchen stove would pass and thus reach the main chimney. A heater, if desired, could be used to good advantage in the hall, thus



avoiding the expense of a furnace. Were the bath room not desired on the first floor, the room in the rear of the second floor is adapted for such use.

In none of the designs presented is there any point in the second floor rooms lower than five or six feet, and when that occurs it is generally only a very small part or corner of the room so that in no sense is its use or availability impaired.

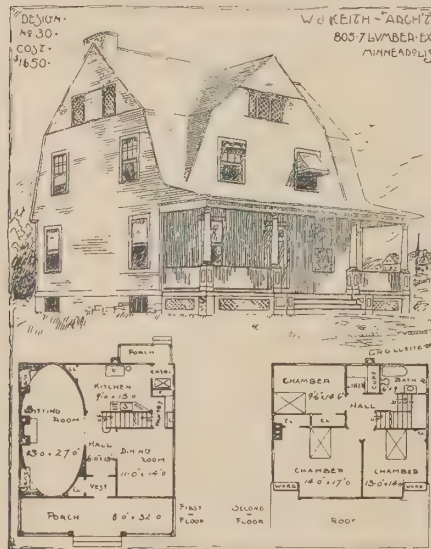
Practicability I consider very important in all of my designs and I avoid towers in corners and valleys that invariably cause annoyance from the accumulation of snow and ice which melting gets through the shingles and damages the decorations.

Price of complete working drawings, details and specifications, \$16.00

Design No. 30.

IN this plan the large sitting room, 13x27 feet in size, is situated on the pleasant, sunny side of the house, which is designed for an east front lot, the archway by which entrance to this room is obtained being directly opposite the staircase and dining room. Across from this wide opening is the fireplace, in the mirror of which would be reflected the hall, staircase and dining room, as well as the opposite side of the room itself.

On either side of the fireplace are alcoves recessed in the corners, in which are built in seats and book cases. Altogether, with these unique



features, this apartment would lend an air of spaciousness, comfort and elegance that would be quite as surprising, as it is unusual to find, in a home of such size and low cost, while the opportunities for tasteful decoration and adornment are many and varied.

In the attic is ample space to finish off a servant's room, if desired, as well as affording storage room for trunks, etc.

The porch, too, is generous and pleasant, extending entirely across the front of the house. As for the exterior, it could be attractively treated with a hip roof or straight gable, but seems to lend itself readily to the gambrel roof style, as shown in the sketch.

Price of complete working drawings, details and specifications, \$18.00

Design No. 31.

THIS design is for an eleven-room house counting the reception hall, which is larger than usual, and in addition there would be ample space in the attic to finish off a couple of rooms, if it was desired to do so.

The main features of the plan, apart from the attractive exterior, spacious porch and porte cochere, are the reception hall with the parlor in front and the staircase ascending on the far side of the room; the magnificent library or sitting room, elliptical in form, with its recessed seats, bookcases and open fire; the generous dining room just back of the staircase, and the delightful way in which all of these apartments can be thrown together by means of the hall.



Six bedrooms are provided on the second floor, all of fair size, and if it was desired to have one extra large room, two of them could be used for that object.

The exterior, while not elaborate or of expensive treatment, is very attractive and the use of stone around the porch, in the form of massive piers supporting the groups of columns, adds greatly to the substantial effect. The "porte cochere" may of course be omitted if desired.

Price of complete working drawings, details and specifications, \$40.00

Design No. 32.

ENTRANCE is first had into a charming reception hall and the first thing that attracts the visitor's eye is the open fire in the corner, opposite which is a comfortable seat and the staircase ascending along the side of the hall.

On one side of the vestibule is a good coat closet and on the other side in the recess, is another seat. The covers of these seats could be made to lift, for the storage of rubbers, skates, etc., in winter, and tennis rackets, balls, hammocks, etc., in summer.

Between the seat and fireplace in the hall, a door leads into a little hall in which is placed, if desired, a lavatory and through which is reached



the kitchen and basement of the house, an outside cellar entrance being provided under the staircase.

At the left of the reception hall is the sitting room, 13x25 feet in size, with an open fire in the center of the length of the room. This room, located in the pleasantest corner of the house, is large enough to take the comfortable furniture it requires and still leave an abundance of space to move about.

Back of this room is the dining room from which the kitchen is reached through a roomy pantry. An entry from the kitchen large enough to accommodate the refrigerator is provided, as well as a rear porch.

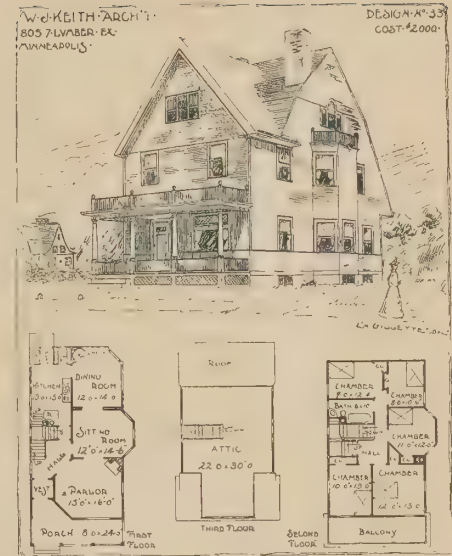
On the second floor are provided four nice chambers, with closets, a bath room and a linen closet, while there would be space for two more in the attic if it was desired to finish them off.

Price of complete working drawings, details and specifications, \$19.00

Design No. 33.

THE rooms of this plan will open up together to very good advantage indeed, and the vista from front to rear, through the parlor, sitting room and dining room, will be very attractive. Besides these three rooms and a very pleasant reception room there is, of course, the pantry and kitchen on the ground floor, while on the second floor are five bedrooms and a bath room.

In the attic is a large space which may be used for a gymnasium or be finished off into rooms. This and all of the second floor would be finished



in pine, neatly painted, while the hall, sitting room, parlor and dining room would be finished in hard wood, either oak or birch.

One good feature of this plan is that all of the principal living rooms of both the first and second stories would be arranged along the pleasant exposure of the house, and as at present planned the building should be located upon a south or east front lot. The plan, of course, would simply need to be reversed to make it right for either of the other two exposures.

Price of complete working drawings, details and specifications, \$23.00

Design No. 34.

THE exterior of this design is treated most attractively, with a combination hip and gable roof, the north side being embellished by a stairway bay window which is fully as attractive from the inside as on the exterior.

Within and entered from the spacious hall is a dainty parlor close to the front door, a comfortable sitting room, opposite, with its open fire and back of the sitting room and connected with it by sliding doors is a generous-sized dining room also reached from the hall, and containing a recess for the sideboard.

Through a large pantry complete with cases for dishes, shelves, drawers, flour bins, etc.,



the kitchen is reached. Off of the kitchen is a large entry with space for the refrigerator to stand and a bin to accommodate the fuel for the kitchen range. The main hall will be very attractive in this design as the staircase makes a pleasing feature and the rooms open off of it so pleasantly.

The "Niche" at the end of the hall will be very effective when ornamented with a statuette or similar bric-a-brac.

The four chambers are large, as is the bath room and there would be space for a couple more bedrooms in the attic if desired.

Price of complete working drawings, details and specifications, \$25.00

Design No. 35.

THIS design is particularly adapted to those who wish a bedroom on the ground floor. The house can be warmed, if so desired, with stoves, so that it would not be necessary to put in a furnace. In the sketch submitted herewith this is accomplished and with but one chimney. The bedroom is reached not only from the sitting room but from the little back hall, which latter also opens into the kitchen and the main front hall. This is a very desirable arrangement from an economical standpoint, as the bedroom would be kept very warm and comfortable with the heat it would get from the sitting room and the kitchen, it only being necessary to leave the doors open.

The sitting room is of generous size and has an open fire. The dining room has a very pleasant location on the front of the house and with the hall between the rooms will open together in a very attractive manner. On the second floor



are provided four nice bedrooms and a bath room, linen closets, etc., while in the attic there would be ample space to finish off a servants' room with space for trunk storage, etc.

There would be a seven-foot basement under the entire house, with a cemented floor. The first floor main rooms, i. e., hall, sitting room and dining room, would be finished in hard wood and the transoms over the two large front windows could be stained glass. The bedrooms are of good size and the closets ample.

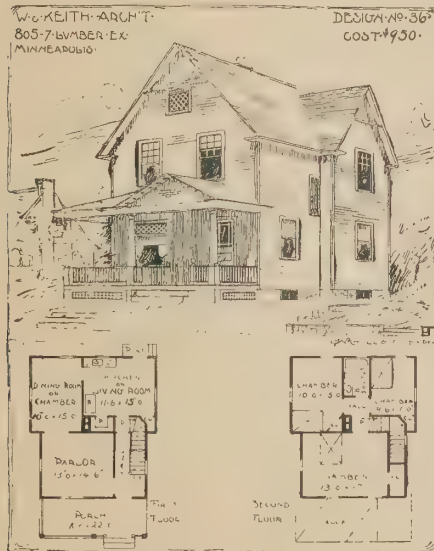
Price of complete working drawings, details and specifications, \$21.00

Design No. 36.

FOR such a sum it seems as if the very greatest possible amount of room at the same time a very attractive exterior is obtained in this plan.

Not only are the rooms of larger size than usual in a house of this cost, but a bath room is provided and the plan is most admirably adapted, with a few modifications, to the requirements of almost any family.

The design has been especially prepared with this in view. For instance; if it were not desired to use the kitchen, which is very large, for a living room, a regular pantry, such as is usually provided in houses of greater cost, could be placed between it and the adjoining room, which would



make a most attractive dining room and joined as it is to the parlor in front by a wide opening, prettily draped with hangings of some sort, would make the living portion of the house very pleasant indeed. Then, too, at a small additional expense, an open fire could be put in the parlor, as the chimney is adjacent, and a very cozy interior obtained.

If a furnace were used to warm all of the rooms, such being easily arranged as the basement extends under the entire house, and a wide draped opening left into the hall, bringing into view that additional floor space and the stairway, quite a spacious effect would be obtained. The house is planned so that it can be economically heated with stoves and a large heater placed in the front room would about do the work of a furnace, as the house is so compactly arranged.

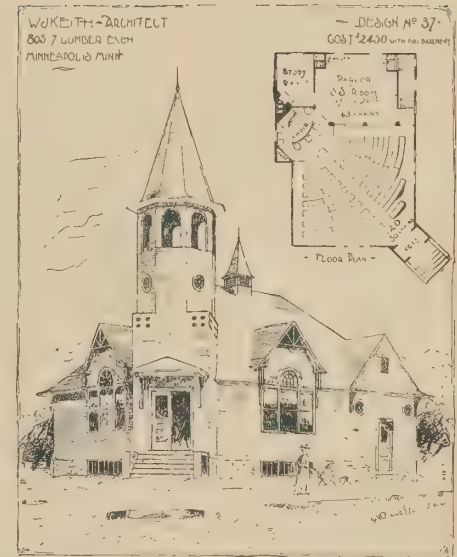
Another unusual feature in a house of this cost, considering that it is practically two stories with full basement, is the generous sized porch, which not only helps the appearance of the house but is of course a most desirable feature.

Price of complete working drawings, details and specifications, \$12.00

Design No. 37.

IN Design No. 37 we have a very neat and practical plan for a low cost church, providing in the main auditorium for 120 pew sittings, and if chairs were placed around the outside walls and aisles 50 more could be accommodated. Then, too, the sliding curtains separating the parlor or Sunday school room from the main audience room could be thrown up, thus adding 63 more sittings to the capacity of the room.

There is a choir rail on the pulpit back of which is space for a piano or organ, organist, and the singers. Also a corner cupboard which completes the octagonal form of the pulpit to be used



for music and various pamphlets it was advisable to have close at hand.

A cozy little study with an open fire is provided just off the Sunday school room, and a dumb waiter leads from the parlors to the basement, where the usual kitchen arrangement could be provided if desired.

The side entrance provides a very convenient access to the rear portion of the church, and any rooms it might be found desirable to place in the basement.

On all occasions when it was not necessary to open up the large room, this side entrance would be found most convenient.

Price of complete working drawings, details and specifications, \$30.00

Design No. 38.

THIS design has been made especially for a lot of very shallow depth and broad frontage, and makes a very attractive plan.

The hall with its staircase ascending toward the front of the house makes quite a unique effect, and the rooms are of good size, especially the sitting room, and a very attractive vista would be obtained across the parlor to the far side of the sitting room.

This design is especially adapted to simple colonial treatment and makes a very attractive exterior, and at the same time inexpensive.

The second floor provides for some very nice bedrooms with large closets. The owner's chamber being particularly noticeable on account of its size.



It is not the intention to make much of the attic, but to roof same low and provide the servants' room on the second floor over the kitchen to be reached from the servants' hall, which would avoid the necessity of their disturbing the rest of the family at any time when going to their room.

In the basement under the kitchen, could be arranged a laundry, vegetable cellar, and a furnace room, and if the situation of the ground was favorable so that a high basement could be readily obtained, under the sitting room. It would be a very nice feature to put a billiard room at that end of the house, to be reached by a stairway descending under the main staircase.

Price for complete working drawings, details and specifications, \$25.00

Design No. 39.

IN this design there are ten large rooms besides the square reception hall in the center of the house, and not including the two bath rooms on the second floor. If only one bath room was desired the space occupied by the private bath could be added to the nursery, making a very large room of it and bringing it out to the hall.



In the attic would be provided two servants' rooms and ample storage space for trunks and boxes, and a feature in this connection not usually embodied in a low cost house, is the servants' hall and stairway entirely

separate from the main part of the house, leading



from the kitchen to the servants' quarters in the attic. This hall also shuts off the kitchen by two doors and yet permits of the servant answering the front door bell without passing through any other apartments.

A most charming interior effect would be obtained upon the entrance into the hall.

A large porch is provided across the front of the house, almost entirely covered.

In the main hall under the stairway there is provided a large coat closet and if a vestibule to the front entrance was desired, space for the same is arranged. Altogether this design presents many features not often found in such low cost houses.

Price for complete working drawings, details and specifications, \$25.00

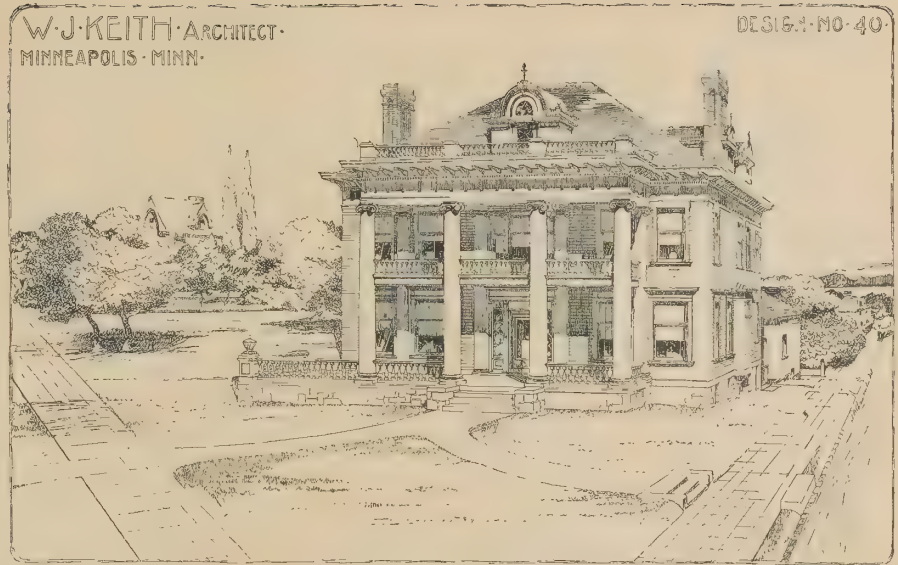
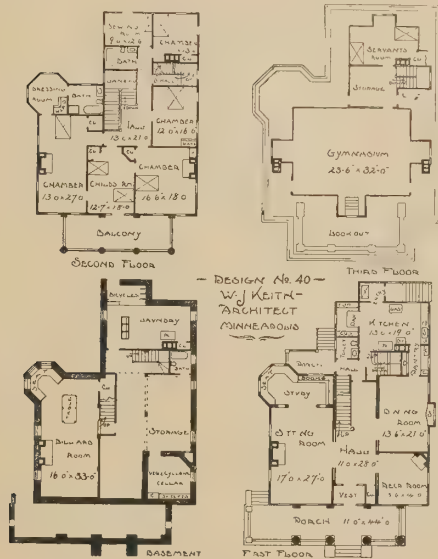
Design No. 40.

THIS superb design is one that demands and would do full justice to the best building site it is possible to find in any locality.

Its style is the grand old Southern colonial, with its magnificent porch, balcony and central entrance, giving to it dignity and repose.

The balcony is easy of access from a doorway opening from the children's room, and the "Look-out," from which a magnificent view would be obtained, is reached from the gymnasium.

Entering the house, one passes into the mahogany finished hall, with deep ceiling beams, wainscoting and richly carved staircase.



Opening from this hall at the right, is the reception room, while opposite is the sitting room and study, 17x35 feet in size, all finished in the finest selected cherry. Back of the staircase is a side vestibule, from which the lavatory, servants' hall and the billiard room in the basement, are reached. This arrangement will be found especially convenient in case of a "stag" party being entertained in the billiard room. This room is of splendid proportions and has an open fire, comfortable seats, etc. A "cyclone" cellar, large laundry, bicycle room and servants' bath room are all arranged in the basement.

A unique feature will be the heating plant, which it is intended to locate in the stable, the

level of which is sufficiently below the house level for the purpose. The plan of the stable may be found in Design No. 41, and same shows the location of the boiler room, connected with the house by a tunnel, in which runs the smoke flue, which finds vent through the kitchen chimney of the house, thus obtaining a fine draught without extra expense.

The owner's room is especially generous in size and in addition is provided with a dressing room and a private bath room, the latter containing a shower bath in addition to the usual fixtures, and would have floor and walls of white tile.

Price of Complete working drawings, details and specifications, \$125.00

Design No. 41.

THIS stable has been designed to go with No. 40 and for a lot which slopes off at the rear, rendering it particularly advantageous for a basement stable room, reached by a run-way from the carriage room, and having a door opening on about a level with the ground, at the rear side of the barn.

In this case it was designed to have a retaining wall built out from the far corner of the barn with a trellis on top, as shown in the sketch. Behind this it was designed to have the stable yard and manure pit, into which the horses could be turned loose, or it could be used for the cow, and everything be kept out of sight from the house.



It will be noticed that the cow stable is entirely separate from the horses, and that the harness room is so located that there will be no danger of damage to the harness by being close to the stable.

In this design it was also intended to have the heating plant in the stable, as shown in the sketch. The boiler flue, however, it was intended to conduct underground to the house, and up through a large special flue in the kitchen chimney. This would provide splendid ventilation for the house, a good draft for the boiler, and at the same time avoid unnecessary expense for a chimney on the stable, which would of necessity be very high, and remind one more of a factory than anything else.

Price of complete working drawings, details and specifications,	\$12.00
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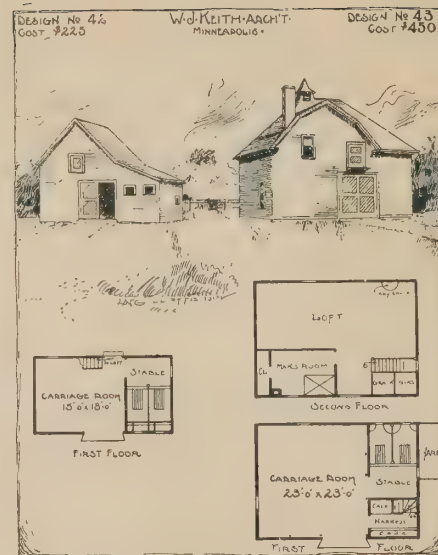
Designs Nos. 42 and 43.

IN these designs for low-cost stables it has been the aim to keep them as simple as possible, and yet provide the requisite space and facility of arrangement so essential in a conveniently planned barn.

No. 42 is of course necessarily very simple, and provides carriage room 15x18 feet in size, and a stable room with accommodations for two horses. The loft would, of course, be only arranged to accommodate the hay and feed necessary.

It is designed to shut off the stable room and build that portion of it warm, the carriage room being finished rough, with simply the drop siding for the outside boarding.

In design No. 43 we have a somewhat larger barn, with a little more pretention in the way of exterior effect, with in addition, a carriage room



23 feet square, harness room with harness cases, a man's room in the loft provided with a chimney, grain bins, ventilator, etc.

The cases in the harness room would have glass doors and be provided with blanket drawers beneath and a robe bar across the end of the room.

The man's room would be given one coat of plaster and the stable room would be sheathed inside as in the other design. If this should not meet with your requirements, perhaps the design for a stable No. 86 will do so.

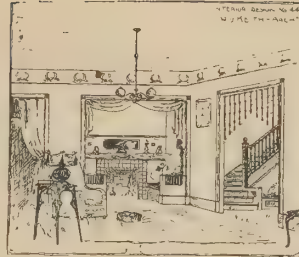
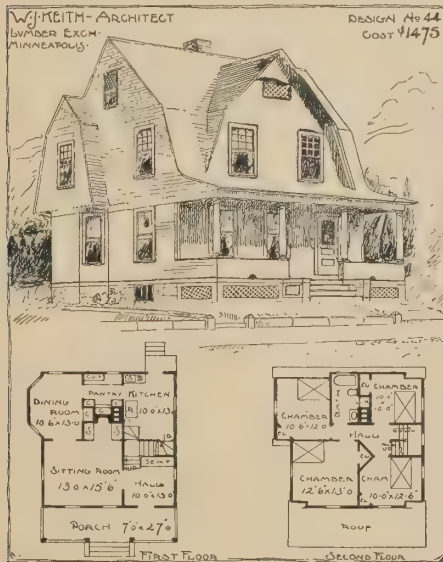
Price of Plan No. 42	\$3.00
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Price of Plan No. 43	6.00
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Design No. 44.

IN the floor arrangement of this design I have striven to meet the ideas of the majority of people who want a comfortable and conveniently arranged low cost house. I find, generally speaking, that most people desire comfort and space for the family first, and that consideration of the occasional formal visitor to the home is of secondary importance.

Following out this idea, I have provided a very pretty square reception hall which, with a chair or two and a stand for a card receiver, will fulfill all the requirements of a place to receive the formal caller.



place as it should be, the most pleasant part of the house.

The covers of the seats in the ingle nook should be made to lift, making boxes in which to store away papers, magazines, etc., while the space under the hall seat could be used for rubbers, mackintoshes, skates, tennis rackets, etc.

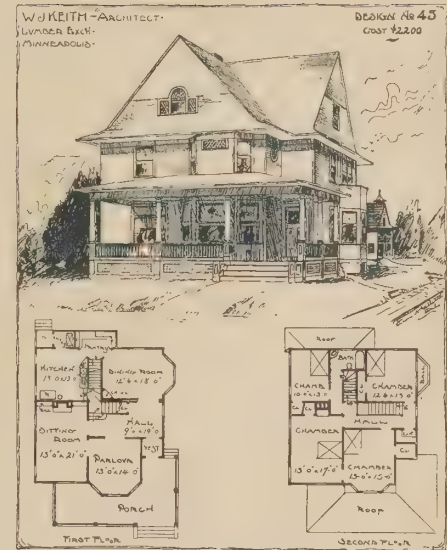
On the second floor are four bedrooms and a bath room, while in the attic there would be space for a servants' room and trunk storage if desired.

Price of complete working drawings, details and specifications, \$16.00

Design No. 45.

IT is a great advantage in the low cost home of the present day to obtain two rooms upon the front and to have the front door face the street square, thus avoiding making of it practically a side entrance, and yet obtaining a house that is not too large and consequently too expensive. Another advantage is to have these two main front rooms connect, so that, with the hall, the apartments may be thrown together on the occasion of an evening reception, and the overcrowding of the receiving room largely prevented. This, of course, necessitates putting the entrance at one side, and in the above plan all these features are most satisfactorily arranged.

The sitting room would, of course, be placed upon the pleasant facing, and, being of good size, and having in addition an "ingle nook," will make the family gathering



Through a generous vestibule the main hall is entered, running across the house, with the staircase, kitchen entrance and dining room at the back and the reception room at the front. At the end of the hall is the entrance to the sitting room, which, it will be noticed, is of good size and has an open fire, an economical luxury in this case, as the arrangement enables the kitchen chimney to be used for its requirements.

The dining room is pleasantly located, has a bay window, is of good size and separated from the hall by a wide sliding door. In one corner is built in a china closet, while in the other corner is the doorway leading to the pantry.

Price of complete working drawings, details and specifications, \$26.00

Design No. 46.

APPROACHING the house, a generous and hospitable impression is inspired by the inviting veranda extending entirely across the front. In the center is the entrance door, and through the same the visitor is ushered into a pretty square-shaped hall, with the stairway just in view at the rear of the same. At the right is the parlor, or, if it is desired, this room will make a most comfortable sleeping chamber, and, if desired, the hall closet could be made to open off this room.

At the left, through a wide opening, is reached the generous sitting room, with its open fire, and directly back of this room is the dining room, also reached through a wide opening, so that



these two rooms, those most constantly in use by the family, can be practically thrown into one.

Through a good-sized pantry, amply provided with shelving, cases for dishes, flour bins, etc., the kitchen is reached. Through a small rear hall access is also had to the main front hall and the basement, which would extend under the entire house and have a neatly cemented floor.

On the second floor there are three nice large bedrooms and the bath room. The finish of this second story would be of pine, neatly painted in any tints which the owner might select. Many of the best class of houses in the East use white throughout and often in the colonial houses the white is used for the first floor as well as above.

Price of complete working drawings, details and specifications, \$17.00

Design No. 47.

DIRECTLY opposite the front door and consequently the first feature to command attention, is the cozy "ingie nook," with its comfortable seats and cheerful, open fire, speaking a hospitable welcome and comfort to family and guest alike. At the left is the staircase, ascending with easy tread and frequent restful landings to the second floor, while another cozy nook, with seats and bookcases, is ingeniously worked into the front corner of the hall.

Through an exceptionally wide opening and between the handsome turned columns supporting a pretty fretwork arch, is the entrance into the sitting room. The ledge on either side of these columns would be widened so that it would receive a handsome urn, with its palm, fern or india rubber plant, which adds so much to the effect of an interior. From the circle bay window a view is obtained in almost every direction, and the dining room, just back, also has a bay window.



The front porch is also worthy of especial notice, extending, as it does, not only across the entire front of the house, but around the tower on the side as well.

On the second floor there are four nice bed chambers, a sewing room and a bath room, the latter having a clothes chute to convey soiled clothes directly to the laundry, where they gather through the week in a box prepared for the purpose, all ready for the Monday morning wash. Ample closets are provided, and in the attic is ample space for another bedroom, if desired.

Price of complete working drawings, details and specifications, \$28.00

Design No. 48.

A HOME that shall contain the necessary rooms for the comfortable accommodation of a small family and those rooms of good size, nicely finished, using hard woods in the hall, sitting room and dining room, with an attractive interior containing features such as the ingie nook off of the sitting room, to lend individuality to the house, and yet keeping the cost within a modest sum, is the aim of this design.

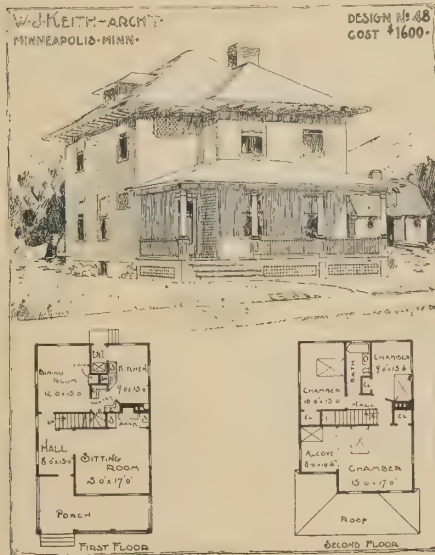
First to be noticed is the broad and roomy porch; next the very pretty reception hall, with the staircase and dining room entrance just in front as the house is entered and immediately at the right the wide opening giving access to the

sitting room and from which would be obtained a glimpse of the cosy chimney-nook, with its open fire and seats.

Such features as the ingie nook, the extra good size of the rooms, china cases, refrigerator, entry, etc., are seldom found in the low-cost house, but they are the very things that make the house complete and satisfying upon occupancy.

The dining room is of rather unusual size for this cost of house, but there are few places where the space can be used to better advantage and the pantry and kitchen arrangements seem to be complete.

Price of complete working drawings, details and specifications, \$18.00



Design No. 50.

REMARKABLY compact and convenient of arrangement is this design, the body of the house being but 24 feet square, with a small extension at the rear for the pantry and rear porch.

The first thing to attract in the interior arrangement, is the pretty square reception hall with the combined staircase across the back side of same, making with the seat in front a very attractive view as a person enters. Under the seat, the cover of which would be made to lift, would be ample space for the storage of rubbers, skates, tennis rackets, etc., etc.

At the right, through a wide opening, the sitting room is entered. This room is of good size and is provided with an open fire. Directly back of this room and connected with it by another wide opening is the dining room.

Passing from the dining room through a large, roomy pantry, nicely fitted up with cases and shelves for dishes, flour bins, drawers, moulding board, etc., the well arranged, convenient kitchen is reached.



On the second floor are provided four nice bedrooms and a bath room with ample closets, while the main front chamber is made doubly attractive by a cozy corner with a seat on two sides, making a delightful nook for sewing or for the children to play on a stormy day.

In the basement, which would extend under the entire house, there would be ample space for the laundry, vegetable cellar, coal bin, furnace and storage. It would have a well-cemented floor. Altogether this is a most complete little home.

Price of complete working drawings, details and specifications, \$15.00

Practical Hints on Home Building.

PLUMBING. In the matter of plumbing it is much the best policy for the owner to let the plumbing separate from the general contract, since the health and perhaps the lives of his family are at stake, and such being the case, too great care cannot be used in selecting those who are to do the work so that you may be reasonably certain that they are at least honest and reliable.

Owners too often rely for a good job upon the laws relating to plumbing governing city work, architectural superintendence and a contract specifying the fixtures, etc.

While the work may have been examined by all the inspectors required and the letter of the law and specifications complied with, yet the work may be a source of annoyance and expense from the time it is completed. A large percentage of the value of a job of plumbing rests with the good judgment, skill and experience of the architect, contractor and the men who do the work. The architect may locate his piping and fixtures and give directions as to how the work shall be done, but here comes the trouble; a little cement left in a drain pipe or a poorly cemented joint may block the whole system of drainage; a little solder or lead run through into a pipe when making a joint, has been the cause of a great many large plumbing bills; a poorly wiped joint on a service pipe has often cost the owner \$10 to \$20 to repair, besides being deprived of water two or three days; a lack of knowledge or care in allowing for contraction and expansion of metals, or shrinkage of lumber, is often the cause of an expensive break, and I might go on and

enumerate a hundred things that are liable to cause expense and inconvenience which could be avoided were the work properly done. The architect or superintendent cannot be at the work all the time and the mischief is apt to be done during his absence.

The cost of maintenance of your work is as important as the original cost. Deal with a man that is careful and conscientious with his work. It is of the utmost importance.

* * * * *

In estimating the contract price for work we propose to figure on the basis of first-class material and workmanship. Inferior work we will not do at any price.

In many cases the lowest bidder, in his over anxiety to secure a contract, finding that he has promised more than he is able to perform without pecuniary loss, casts about to find some secret place where he can economize in material or workmanship, or both. In due time the results of this economy will manifest themselves and the sequel prove that instead of having been the lowest, he was really the highest bidder, as the reconstruction necessary to render the job satisfactory often necessitates an outlay equal to the original lowest bid, not to mention the annoyance incident thereto.

Our price may not be the lowest, but our patrons may depend upon good work at as reasonable a price as good work can be done for.

HOBART & WILLIS,

Plumbing and Gas Fitting, No. 14, North Fifth St., Minneapolis, Minn.

Design No. 49.

WHILE the majority of the designs of the series are in fact low cost for the average home builder's pocketbook, as they for the most part range in price from \$1,000 to \$3,000, yet there are those who can afford to spend for their homes the sum of \$5,000 and upwards.

But one may stop to say \$10,000 is a large sum of money. True, but it takes money to provide just the rough work for so large a house, and by the time the same is completed and ready for occupancy the wonder is that so much can be accomplished for such a sum.

The design herewith given is a most complete modern house and can be built in this city at the present time for the sum of \$9,700. Complete except the heating and plumbing. This will build the house as shown in the sketch, finishing all main rooms of the first floor in hard woods and laying hardwood floors. Also wainscoting the hall and dining room and beaming the hall ceiling.

Not only is the arrangement of rooms especially attractive, but all the practical requirements of a complete modern home have been carefully looked after, such as a lavatory on the ground floor in a retired yet convenient location, the entire separation of the kitchen from the main part of the house, access from the kitchen to the front door without the necessity of the servant passing through any of the other rooms in so doing, direct stairway from the kitchen to the servants' room in attic, etc., etc.

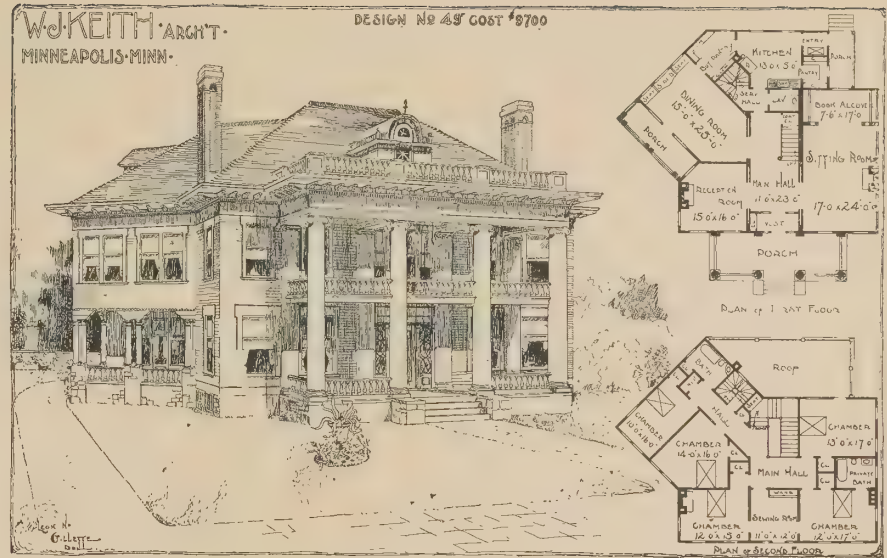
The size of the rooms, the attractive vistas obtained, the porch off the dining room, a delightful

place for the after-dinner cigar; the private as well as general bath rooms and a good supply of sleeping rooms, all of them with pleasant outlooks, owing to the ingenious floor plan arrangement, are such as go to make a house of this character complete and satisfactory to those who can afford to spend the necessary amount.

In the attic or third story would be, besides the servants' room, a large room which would be especially adapted for a children's play room and gymnasium or for a billiard room. If preferred, a

billiard room could be put in the basement, across the front of the house and reached from the hall by a staircase under the main stairway. On some accounts this would be preferable, as it would be more accessible from the first floor and the noise of clicking billiard balls, etc., would be less liable to disturb the family in other parts of the house.

Price of complete working drawings, details and specifications, \$125.00



Practical Hints on Home Building.

ELECTRIC FITTINGS. Electric wiring has already become an important item in the modern residence. So rapidly have the methods and appliances for utilizing electricity in our homes been developed and improved that a very close estimate of the age of a house can be made by examining its electrical equipment. The earliest use of electricity was the ringing of bells, which rapidly replaced the older mechanical bells. Then came electric lighting, and now we have wires for furnishing power to fans, sewing machines and elevators, and a circuit for the district messenger box or the telephone. Occasionally current is required for cooking or heating, a most promising field, but for which the tariff is at present prohibitory.

The installation of electrical wiring should be carefully planned and executed at the proper moment during the construction of the house to get the best results. The location of a push button should not be left to chance, or the convenience of the wireman, but should be determined chiefly by the probable arrangement of the furniture. In a bedroom it should be placed at a point within easy reach from the bed, and also be convenient in the room. In the other rooms it is generally best located near the door. In no case should it be placed in the middle of a wall space which could possibly be occupied by a large piece of furniture. The switch controlling the electric lights in the room should be carefully located, as a rule near the entrance of the room, not behind the door. The same rule applies to keys for automatic gas burners, although the introduction of electric lighting is displacing the lighting of gas by electricity except in the case of gas stoves and ranges.

Besides the more manifest advantages of electric lighting a pecuniary saving is effected in the freedom from soot, which so quickly ruins delicately tinted ceilings and fine furnishings. Its greater safety is proved

by the lower rates of insurance when used in grain elevators and factories.

Architects are only just beginning to avail themselves of the decorative features of electric lighting in accentuating paneled or other designs. Where it is possible it is advisable to have electric lamps upon fixtures entirely separate from gas fixtures. In connection with an electric lighting service we have now available not only power but a most convenient and useful little flexible heating pad, replacing the hot water bag, and giving continuous heat at a merely nominal cost.

Electric burglar alarms have been greatly improved in recent years, it being now possible to arrange for the first window or door opened after a certain hour (controlled by a clock automatically) to not only ring a gong, but turn on all the electric lights in all hallways. As a protection against burglars the little switch which enables these lights to be turned on or off from any part of the house is valuable. Electric matting is the simplest and most successful protection when an economical alarm is required. A piece of this matting concealed under a carpet or rug is difficult to avoid even when the location is known.

Electric regulation of furnaces is now common, and automatic fire alarms are sometimes installed. The possibilities of electricity in domestic economy are innumerable and the question of the introduction of electricity is rapidly changing from one of luxury to one of necessity.

* * * * *

We carry the most complete line of Electrical Apparatus and supplies in the Northwest. Correspondence solicited.

ELECTRICAL ENGINEERING CO.,
311-313 Second Ave. S., Minneapolis, Minn.

Design No. 51.

THE design shows an exterior that is certainly pleasing to the eye in its architectural composition, and the extreme practicability of its construction and usefulness of its features appeal most strongly to those who wish to have their home not only pleasing in its exterior appearance, but that effect obtained without sacrifice of anything from a practical standpoint.

The interior arrangement is also most excellent and the effect obtained upon entering the splendid hall with its broad vistas towards the reception room on the left, the spacious sitting room on the right, and the handsome staircase and generous, massive fireplace directly in front, would be indeed attractive. In the hall and recessed upon either side of the vestibule facing the open fire, would be broad, comfortable seats, making most delightful retreats or tete-a-tete corners.

The reception room is perfectly round in shape, and with its dainty furniture, decorations and hangings would be a charming place for the social chats to which the ladies are so partial.

The sitting room, it will be noticed, is of such size as precludes the chance of its being crowded when the large, comfortable furniture it requires, is in place; and advantage is taken of the extra wide partition along the rear side of the room, to recess bookshelves and at the same time make a very attractive feature in the room.

Through a broad opening corresponding with that through which the staircase appears in the hall, the dining room is reached, while back of the same are provided the requisite pantries, etc., and

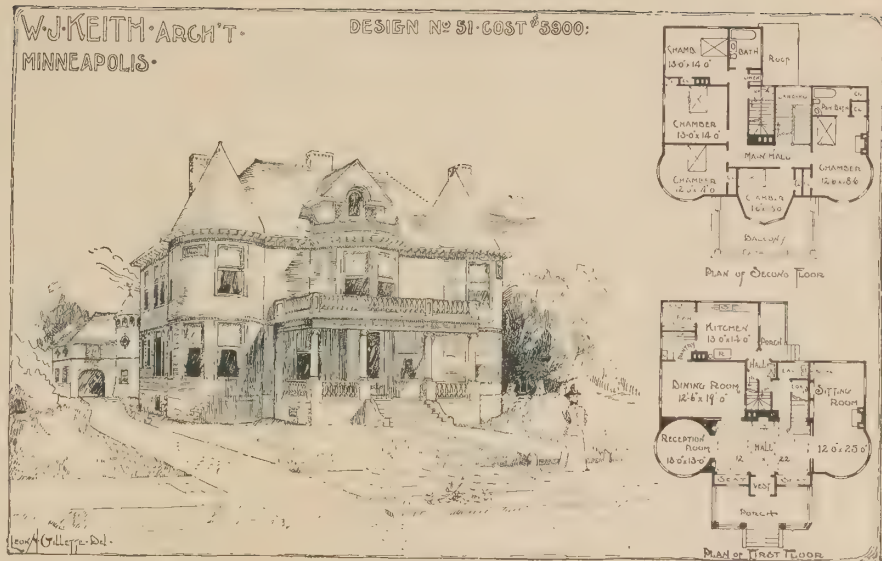
a most convenient kitchen. From the kitchen the front door is reached through the servants' and main hall without the necessity of the servant passing through any of the other apartments, and the servants also can ascend directly to their rooms in the third story without entering the main part of the house.

The second floor not only provides five very nice chambers with ample closets, etc., and a general bath room, but the owner's chamber is in addition provided with a private bath room, and

would make a most comfortable apartment. This room, it will be noticed, has three good sized closets.

In the third story are the servants' quarters, and, if desired, a couple of additional rooms could be finished off there.

Price of complete working drawings, details and specifications, \$100 00



Practical Hints on Home Building.

MAPLE FLOORING. The value of hard maple for flooring for all kinds of buildings can best be described and appreciated by those who have been fortunate enough to possess it. From time immemorial, architects and builders have been diligently searching for a wood that was distinguished for durability, beauty and fineness of grain, that the use of carpets and the softer varieties of timber, which have been such a source of annoyance to the model American housewife, might be discarded. The forests of Minnesota, Wisconsin and Michigan were penetrated, and in the upper peninsula of the latter state was discovered what is now known as the Lake Superior Rock Maple, which was found to be so extremely hard as to render it impossible to produce with the machinery used by the hardwood manufacturers.

C. J. L. Meyers, then of Fond du Lac, Wis., but now of Hermansville, Mich., who has been recognized by lumbermen generally as an indefatigable and infallible inventor of machinery, attempted successfully to perfect a device that would work up and convert from the Rock Maple forests of the upper peninsula of Michigan, a flooring that would be perfection in every particular. It was a hard and discouraging task, but this invincible veteran of Michigan, after many years of patient and persistent work and the expenditure of large sums of money, solved

the momentous question, and to-day thousands of housewives and consumers of flooring are sounding the praises of this grand old man.

This article is being manufactured and sold by the Wisconsin Land & Lumber Co., of Hermansville, Mich., and is known as the Meyer's IXL Maple Flooring. It is side and end matched; polished, bored and bundled, and sold in lengths from two feet to sixteen feet, to suit the customer.

Those contemplating the construction of residences, flat buildings, business blocks, or other public buildings, should see to it that this famous article is used. First, from the standpoint of economy, as one of these floors will last three times as long as hard pine or Washington fir.

Second, because it is not difficult to clean, as the dirt rarely ever penetrates the surface. Third, its tongue and groove being wedge shaped, it is practically water proof, and although the floor lining may be slightly uneven from any cause, it will give a perfect joint, the extreme length of every piece thus doing away with the use of a plane to smooth up the joints, which invariably destroys the beauty of the floor. And last, but not least, it is decidedly preferable from a sanitary point of view.

Design No. 53.

IN this design, while there are not such a great number of rooms, yet those that are provided are of especially good size and there is no point in the plan that appears cramped.

The hall, with its exceptionally handsome staircase, open fire, beamed ceiling and wainscoted walls, would be a very attractive apartment, and here, if anywhere, one is justified in making a little expenditure, for first impressions are often lasting ones.

From the stair landing, which extends across the entire width of the hall, a good view of the handsome apartment could be had, while the vista would be enhanced by the glimpse beyond of the sitting room, study and reception room.

Through a curtained opening under this stair landing a passage is reached that leads to a lavatory on the one side and on the other, descending a few steps, the carriage entrance. From this vestibule a stairway descends under the main stair and gives a most convenient entrance to the billiard room located in the basement.

This room would be directly under the sitting room and of the same size, and would be provided with an open grate.

A delightful retreat in the shape of the "study" is obtained off the sitting room, in which would be arranged book cases, and were more space for these furnishings desired, a very pretty effect could be obtained by building in the cases in connection with the mantel.

The dining room also has an attractive little tete-a-tete corner off at one side in the tower and such little features as this which are introduced in several places in this design lend to the house a delightful air of coziness and individuality and present an unexcelled opportunity for artistic decorations and furnishings.

On the second floor it has been the aim to pro-

vide not so many sleeping rooms as to give to the family and the invited guest all the comforts with which it is possible to provide the complete, modern, up-to-date home.

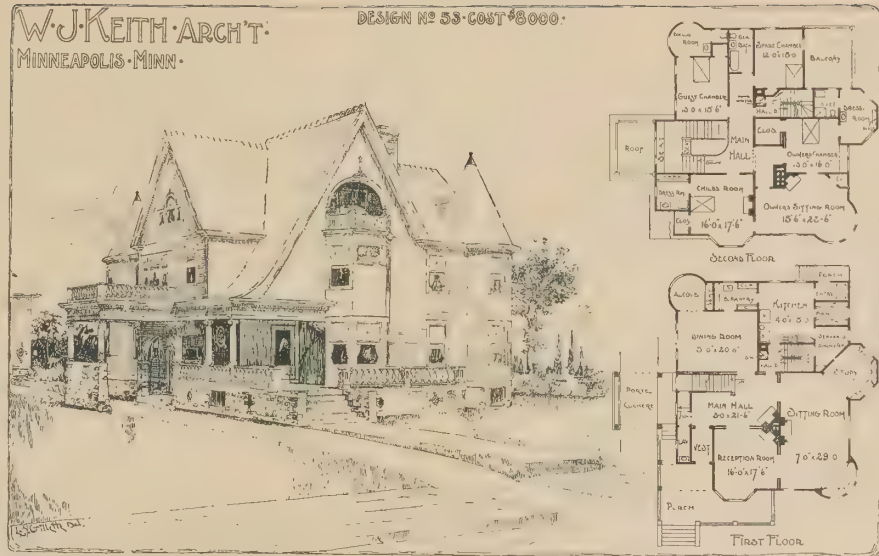
The owner's apartments provide him with an extremely pleasant and spacious sitting room having an open fire and having connection with the bed chamber back of same. This room also has connection with the hall.

Opening from the bed chamber and pleasantly located in the bay over the study, is the dressing room with its lavatory and pier glass. From the dressing room the private toilet is reached, furnished with a shower bath, foot bath and a closet. This room would have cream white tile walls and

floor. A door also opens from the dressing room to the balcony at the rear, making a delightful place to swing a hammock and recline in negligee on a hot summer afternoon or evening.

The children's room and the guest chamber are also provided with dressing rooms and a home more complete than this in all the comforts of life it would be hard to devise. The exterior, with its bold, simple treatment, is also attractive in the extreme.

Price of complete working drawings, details and specifications, \$125.00



Practical Hints on Home Building.

THE TREATMENT OF HARDWOOD FLOORS. Perhaps no question arouses so much discussion as the matter of hardwood floors. They are to be recommended very strongly even in the most inexpensive houses for several reasons. In the first place, they are not extravagant, if you will be content with a plain floor and not insist upon fancy patterns or borders, which always bother in getting rugs to fit. There is now manufactured a most admirable narrow hardwood flooring only 1½-inch face, that is not at all expensive and when laid makes a very pretty floor indeed.

As for economy, everything is in their favor and those who have kept house for any length of time can readily understand, when they think how many yards of carpet have been bought and what there remains to show for it, whereas if the money had been expended for good Oriental rugs, they would have had the enjoyment through all the years of the very best of floor furnishings and still have them in perfect condition for present use, instead of a heap of worn-out carpet fit only for the garret.

Powdered wax is put up in one and two pound packages ready for use. Any one can apply it, for all that is necessary is to sprinkle the powder upon the surface and the feet of the dancers will do the work. It forms a perfect finish for dancing floors and will not soil the most delicate fabrics. One pound will cover about 500 square feet.

Never use floor varnish nor oil of any kind. Varnish or shellac leaves a coating of gum on the surface and when the spirits that are used in dissolving these gums have evaporated, the coating becomes brittle and

is soon ground up by nails in boots, the particles are swept away, and the wood is left bare.

Many floors are ruined by trying experiments. Never use beeswax, for this does not harden readily and will also soften in warm weather.

Never use any finish that contains oil, for this will in time darken the wood. The beauty of a floor is in preserving the natural colors of the woods.

Hardwood floors should never be cleaned with soap and water; always use Johnson's Restorer. By using this article your floors will always look beautiful.

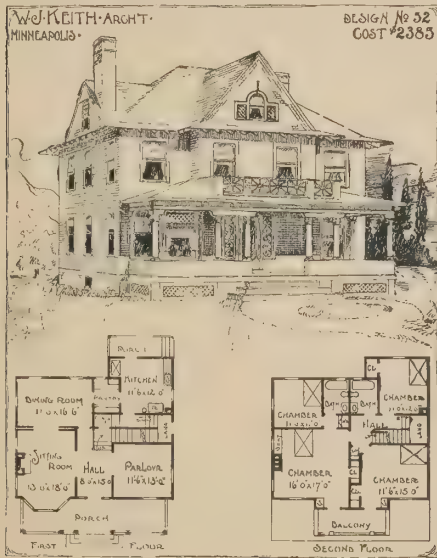
Exception must be taken to the statement by many that hardwood floors involve much care and labor. This may be true in many cases, as the ordinary painter does not know how to finish them, but if the floors are properly treated an inexperienced person can easily keep them in beautiful condition. When your floors are first finished, they should first be filled with a good paste wood filler and then given two coats of Johnson's Prepared Wax. Each coat should be polished with a weighted brush. Floors finished in this manner will not show scratches or heel marks, neither will they grow dark with age. With this wax your servant can easily keep the floors in fine condition. The dust and dirt can be easily removed with a dry woolen cloth. The polish can be retained by giving the floor a light coat of wax every six months. All paint and oil dealers carry Johnson's Prepared Wax in stock.

Design No. 52.

THE exterior, while plain, is sufficiently broken in its outline and has ornamentation to such an extent as to accomplish a very pleasing effect, and in this, as in all, no ornamentation is shown that must be omitted in the working drawings in order to come within the estimated cost, as is often the case.

Upon entering we find a very comfortable hall, 8x15 feet in size, with the stairway starting at the rear end and the parlor and sitting room opening from the same on either side, while the dining room is accessible from the hall as well as by sliding doors from the sitting room.

It will be noticed that the front chamber over the sitting room is especially large. This is in-



tended for the owner's use, and the smaller room back of it for the children, or to be used as a nursery. The private bath is for the exclusive use of the occupants of these apartments, and in the entryway connecting the rooms is recessed a wardrobe for the children's clothes, etc.

The openings from the hall into the parlor and sitting room being opposite each other, a fine vista is obtained clear across the breadth of the house, which would be much enhanced by the reflection in the mantel mirror.

The attic would provide space for two or three more rooms if desired, and in the basement would be the laundry, vegetable cellar, coal bins, storage space, etc.

Price of complete working drawings, details and specifications, \$28.00

Design No. 54.

THIS design has not only a very attractive exterior, but a most admirable interior arrangement, especially in view of the fact that the problem is that of a house adapted for a narrow lot, which makes a unique, convenient and practical arrangement much more difficult of solution.

From a roomy porch extending across the entire front of the house, entrance is had through the vestibule to a very attractive reception hall 11x14 feet in size, with the staircase, ascending to a landing half way up to the second floor, and a large coat closet under the return run of the same.

The sitting room would be a most pleasant apartment, as it is on the front, while the library would be no less so, having, as it does, a bay window giving an outlook on the street and an open fire is provided.



The dining room has a special feature in the shape of an alcove for the especial accommodation of the sewing machine, as it is so often convenient to occupy this room for sewing when the balance of the house is required for other and more important uses, or it would make an admirable conservatory.

The second floor is noticeable especially for the fact of the remarkable economy of room, as there are provided five unusually good bed chambers, a bath room, linen room and ample closets; neither is the hall cramped in the least, as the landing is had in a nice square space that gives just the opposite impression.

Price of complete working drawings, details and specifications, \$28.00

Practical Hints on Home Building.

PAINTING AND FINISHING. The color scheme decided upon for the exterior has a very great deal to do with the success of the home, and it is not infrequently the case that a well-designed building becomes almost hideous by reason of poor judgment in the selection of the color. It is useless to attempt to lay down specific rules for guidance in this direction, for what would be effective and appropriate in one location might be grievously out of place and inharmonious with other surroundings. Avoid, then, the use of startling colors, especially in the midst of foliage where, holding to cream white, soft moss greens or straw color, with perhaps green blinds, should the building be thus equipped, a most satisfactory effect is obtained. Care should also be exercised in the selection of the color scheme that it be not an unpleasant contrast or manifestly out of accord with the colors used upon adjoining buildings.

Possibly we are coming to an era of strong colors. This is well enough, if kept within proper bounds, for character is essential in a successful color scheme as in anything else; but as in human relations, it should not, to have the true attribute of merit, be unduly conspicuous in claiming attention.

* * * * *

No more important matter in connection with appearance and protection against the weather is there than the quality of materials used in the painting and finishing. Without pure lead and oil paint, constant trouble from blisters, peeling off, etc., will occur, and when poor materials have been once applied, it is almost impossible to get the wood-work rid of their ill effects. The same is true in the varnish used for inside finishing. Varnish serves a three-fold purpose, i. e., preservation, decoration and cleanliness. Good materials accomplish these three results; poor goods, the exact opposite. Good materials are also the cheapest as much more work can be done with first-class paints and varnishes than with cheap goods.

We have had a large experience in this branch of building and handle only the best of everything in the line of finishing materials.

We are agents for the following well-known goods: Sherwin-Williams Company's Paints, Colors, Wood Fillers, etc.; Pratt & Lambert's Varnishes and Dryers; Sterling White Lead (the best lead made), Johnson's Floor Wax and Specialties.

TWIN CITY PAINT COMPANY,

13 Fifth St. S. (Opposite Lumber Exchange), Minneapolis, Minn.

Design No. 55.

FROM the spacious swell-front porch, through a good-sized vestibule, the hall is entered. Immediately in front is the staircase ascending to a low landing, thence with a turn to the left to the second floor. In front of the hall is the reception room, parlor, or library, as the owner sees fit to make use of it, and connecting with this room and the hall as well, also on the front is the large sitting room with its pleasant bay window and open fire.

Opening from the rear door of the hall is the dining room, which has connection with the

kitchen through a nice pantry, while the usual convenient and compact arrangement of entry for the refrigerator, back hall, connecting kitchen with the front hall, etc., etc., is provided for.

On the second floor there are provided five nice, pleasant bedrooms, each having large closets and the bath room being located in about the center of the house, it is equally convenient to all. There would also be a large attic, which could be finished off or not, at pleasure.

This design is certainly a most admirable one, and for a sensible, well planned and artistically designed low-cost house it will be difficult to excel.

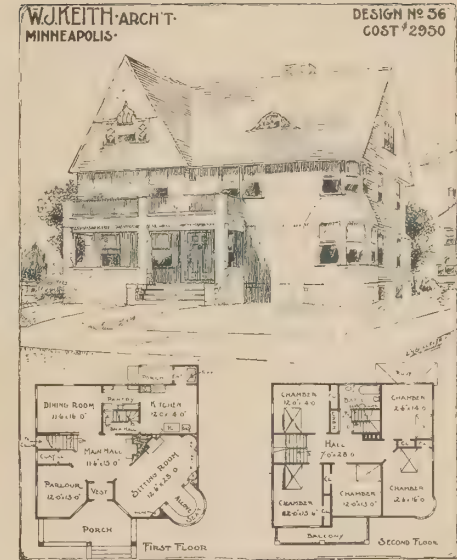
Price of complete working drawings, details and specifications, \$28.00

Design No. 56.

UPON entering the visitor finds himself in an odd-shaped though symmetrical hall of good size, with the reception room and recessed stairway at the left, the dining room and servants' hall (through the latter of which there is direct access to the kitchen), at the rear side and the fireplace and an exceptionally attractive sitting room at the right. With all these features the house would certainly have a very attractive interior.

From the hall the cozy nook in the bay window, with its generous seat starting from the two columns serving with their bases as seat arms, and running clear around, is in plain view, and when fitted up in, say, Oriental style and lighted with the subdued glow of a Turkish lantern, the effect would be charming indeed.

On either side of this nook would be niches in the wall for a piece of statuary or a plaster cast, while at the rear end of the room is a large niche



to accommodate a large statue or a pedestal and urn or any other of a hundred uses it may be made to serve in a most attractive and decorative manner.

The usual conveniences of arrangement and practical features are not lacking in this design, and the rather unusual attainment to a house of this size of five nice bed chambers and bath room on the second floor to be found in this plan, certainly add much to its value.

In addition, the attic would contain ample space for the servants' room and a billiard room if it was desired to finish them off.

Price of complete working drawings, details and specifications, \$35.00



Practical Hints on Home Building.

THE CONTRACTOR. After the plans and specifications have been prepared, there is perhaps no other matter of more practical importance than that of awarding the contract for the work. Oftentimes a man will bid upon a piece of work who is utterly unable to pay his bills and should he mismanage the construction of the building in any way or should it develop that he had made an error in computing the cost of same, the owner would find that he would be entirely unable to fulfill his contract (unless same had been covered with a satisfactory bond) and he would be compelled to make up the deficiency himself.

If a bond be required, unless it be a "surety" bond, it devolves upon the owner to bring suit against the bondsmen, as they most certainly would not walk up and pay a claim of this sort unless they were compelled. This practically means that a claim of two or three hundred dollars can never be collected by the owner, for the expense of collection would eat up an amount equal to the claim. Consequently, it is of the very highest importance for the man or men to whom you intrust your work, to be of character and standing in the community and financially responsible to at least the extent of the contract.

They should also be men of experience and practical in all of the details of construction, for unless they are, it will be impossible for them

to carry out a contract on an economical basis; for, the work to be done properly, the materials should be on hand at the time they are required, not before and not after. The men employed about the work should be first-class workmen, conscientious in the performance of their duties and such as take pride in the intelligent and proper fulfillment of the obligation of their employer. The best contractors know all of this is an important matter for them and when work is thus conscientiously done, it is but a short time before they are known in the community as reliable and conscientious men and when an owner intrusts his work in their hands, he feels sure that matters will move along promptly, properly and satisfactorily.

* * * * *

We have grown up in the contracting business in this city, we can refer to a large number for whom we have erected buildings, which show for themselves the manner in which we transact our business. We know that we can construct your building as cheap as anyone can do it and perform a good piece of work. Send us your plans and specifications and we will cheerfully furnish you with an estimate.

J. & W. A. ELLIOTT,
Lumber Exchange, Minneapolis, Minn.

Design No. 57.

IN this design there are many features in the interior arrangement that are unique and pleasing and that go far to make the home one that could be most effectively though economically decorated and furnished while its owner would be happy in the realization that it was not like nineteenth of the other houses in his locality.

For instance, on entering the pretty oblong-shaped hall there is a glimpse of the stairway ascending to a landing at the left behind a neat little screen. The other half of the rear side of the hall, corresponding to the space occupied by the screen, is utilized for a roomy coat closet, and

when the arch between is dressed with portieres the hall is very neatly and prettily ornamented and yet the kitchen and coat closet entrance and the stairway as well are admirably screened.

Off from the hall is a cozy little "reception alcove," making a delightful place for a social chat with an afternoon caller. This with its cushioned and pillowed seat and portieres or deep fringe across the archway would give a most delightful effect to this most important part of the house. At the left is the sitting room, of generous size and provided with an open fire, while on the opposite side of the hall is the dining room, thus giving a most pleasing vista across the entire width of the house and adding much to the effect of spaciousness.

A generous-sized pantry and conveniently-arranged kitchen are provided with suitable space for the necessary fixtures, a combination rear entrance, cellar, stair and refrigerator space most ingeniously contrived under the main stairway.

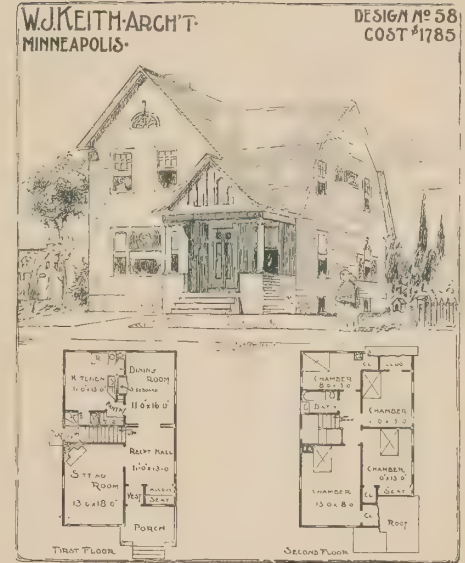
Price of complete working drawings, details and specifications \$20.00



Design No. 58.

THE design shown is well adapted to several different methods of exterior treatment, such as straight gable roof instead of the gambrel style, or hip roof treatment, but in this case, as all others where expense is one of the main considerations, the roof treatment must be simple.

A reception hall so pleasantly situated and of such generous size as that shown in the above design, with its cozy corner and cushioned seat, admirably adapted for an accessory to the sitting room, is certainly a most desirable feature. The sitting room opening off this hall is of good size, and with its open fire and pleasant windows would be complete.



A good pantry and kitchen closet is provided for the housewife's necessities, while under the stairway is ingeniously contrived the kitchen entry and refrigerator corner, the cellar stair and outside entrance.

Ascending to the second floor, we find provided four exceptionally nice bed chambers, with large closets and a most conveniently located bath room, while ample storage room would be found in the basement, and, were it necessary, a stair could be constructed to the attic

Price of complete working drawings, details and specifications \$20.00

Practical Hints on Home Building.

INTERIOR FINISH. Perhaps no part of the building so firmly impresses the stamp of character upon it for all time, as the quality and character of the interior finish. If this part of the work is not performed intelligently and thoroughly, it is a very short time indeed before the evidences of it are apparent in a most conspicuous manner, and the desired effect of a tasty interior and one that will give an impression of refinement and durability will be lost entirely.

Perhaps the matter of first importance in this connection is the selection of woods. It is a very easy matter, indeed, for carelessness in this regard to very materially affect the appearance of the work. A dark board should never be placed in a panel or a door adjoining a light one, although they may be as good as one another in their proper places. Also wood with a soft place in it, or black sap should be invariably thrown out as the effect of this kind of material in a nice piece of work will be most unsatisfactory.

After a proper selection of woods has been made, it is of the highest importance that the material be thoroughly kiln-dried, for, unless this is done, it will be impossible for the work to remain in good condition for any length of time. The material for the work being thus properly selected and prepared, the next thing of importance is the character of the machine work, joining and final smoothing and finish. It is in this respect that perhaps more mischief is done than in any other way, by inexperienced, improperly trained and incapable workmen.

Fine interior finish is really cabinet work and a carpenter must needs

have the long and efficient training and experience it requires, and to have the skill necessary to be called a first-class cabinet maker. When equipped with such experience and knowledge of the practical details of his craft, he is a competent and reliable person to be employed in the milling, joining and finishing of fine wood work. Whereas a poor or careless workman would ruin the work every time.

Care, however, must still be used after the work is entirely completed and ready to be shipped and delivered, for nice work must be carefully protected in shipment. This renders it necessary that all work should be properly packed and protected from scratching or marring in any way, and when mill work has been thus carefully made and looked after, there need be no fear of the work not being satisfactory for all time.

It pays to deal with a concern who are reliable in every respect and who have the reputation of fulfilling all their obligations and are so careful of their reputation and standing that they will allow no dissatisfaction under any circumstances.

We claim to do this, and execute the very best grade of interior finish. We have a plant capable of turning out the best kind of work. We have large dry kilns and a constant stock of all grades of the best woods. We are prepared to execute your order to your satisfaction.

Sash, Doors and Blinds.
Fine Interior Finish.

SMITH & WYMAN,
Minneapolis, Minn.

Design No. 59.

THIS design is for a house somewhat larger than the average, and yet, considering the amount of room it contains, a better or more judicious expenditure of the amount could not well be made.

The exterior is treated in a simple, bold manner, and the gables provide for several large, well-lighted rooms on the third floor, if it should be desired to finish them off, one of which would make an admirable billiard or play room.

The arrangement of the first floor is at once unique and interesting by reason of the attractive arrangement of the hall, parlor, sitting room and dining room, and the provision of a "stairs hall,"

from which opens the library, or, if preferred, the latter could be entered direct from the main hall.

The fashion of having a pleasant dining room and often giving it a position upon the front of the house is rapidly gaining favor, and the arrangement shown in this design would be found very convenient in case of an evening reception, as guests, after greeting the receiving party in the parlor, would pass into the large sitting room and from thence into the dining room for refreshments, while music behind a screen at the end of the hall would be most effectively placed.

Price of complete working drawings, details and specifications, \$38.00

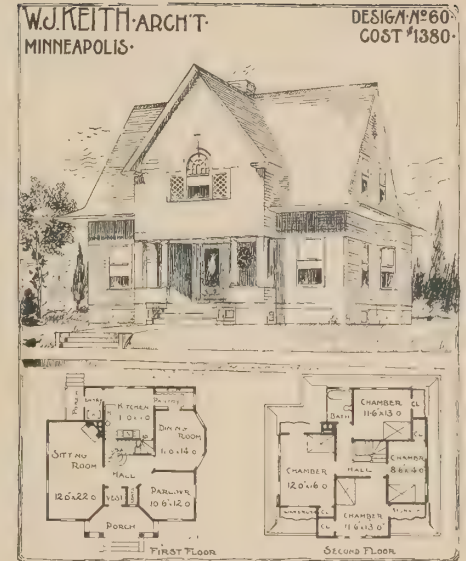


Design No. 60.

IN the sixtieth design we have an example of what may be accomplished in the way of a complete home, for a very moderate sum.

This design, it will be noticed, provides for quite a spacious house. The sitting room is of most generous proportions, and from it, across the hall and into the parlor and dining room opposite, a most attractive vista would be obtained. The pantry and kitchen arrangements and refrigerator entry are all provided, and on the second floor there are four very nice bed chambers, a bath room and most ample closets.

Neither does the roof spoil the rooms of the second floor, for while a few of the corners are cut off, the same is not done to any detrimental extent, as at no point are the walls less than six feet in height to where the slope begins.



In this case the interior finish would be pine, neatly painted, though of course hard woods might be used if desired at very little additional cost. Many, however, are fully as well satisfied with pine, painted or stained in attractive combinations, as the color effects can be obtained in wide variety.

In fact, many of the finest types of old colonial houses in New England have soft wood finish throughout, which, painted white and, if possible, given an enamel finish, gives an interior a style and elegance that perfectly satisfies the artistic eye.

Price of complete working drawings, details and specifications, \$18.00

Practical Hints on Home Building.

HOT WATER HEATING. Hot water circulation is preferable as a means for warming residences, for the following reasons:

It will commence circulation at the time a fire is started, while in case of steam, the temperature must be raised to 212° above zero before it will circulate through the radiators; this means a large percentage in the saving of fuel in favor of hot water.

A hot water system, being filled with a substantial body, carries and radiates the heat more uniformly than steam; the latter being very sensitive, and likely to be too hot or too cold.

The circulation through a hot water system, under best conditions, will be continuous and silent; points in which steam often fails. Hissing in the air valves of a steam plant is unavoidable, while in case of hot water, the air valves never make the slightest sound.

In short, it has been demonstrated that hot water is the best medium for carrying heat either long or short distances.

In the choice of a heater, the following points should be kept in mind: Select a boiler which gives the least resistance to circulation, for the freedom with which water flows through the heater governs the amount of heat taken into the circulation. Choose a boiler with simple parts, with surfaces so disposed as to absorb the greatest amount of heat possible from the fuel burned. It is desirable to have a boiler which may be easily cleaned and easily operated; thorough of construction, not easily gotten out of order; a boiler of moderate first cost, economical in the use of fuel, and of good appearance. It would also be well to choose a boiler of well established reputation, proven reliable by years of use.

* * * * *

A heater fully covering all the requirements above mentioned is the "Page Hot Water Heater," manufactured and sold by W. F. Porter & Company, of 210 Third St. S., Minneapolis, Minn.

THE USE OF BUILDING PAPER. The manufacture of building paper has in recent years grown to such a proportion that the cost is a very small item in the matter of building a house, but a very large one when it comes to keeping a building warm in severe winters such as we are accustomed to in the Northwest.

Good paper, on account of its being had at such a reasonable price, should be almost lavishly used. Not only should it cover the sheathing boards of every house that is erected, but it should be used under all shingled roofs and between all floors as well. In fact, when properly applied, it is a most admirable substitute for back plastering.

A good rosin-sized paper, such as the Falcon brand, answers every purpose of sheathing of outside walls and is a good protection against dust for floor lining. As a deadener it is desirable to use a felt paper.

We carry the Falcon brand of rosin-sized paper constantly in stock and are therefore prepared to fill orders on short notice. We have also the largest and most varied line of building and roofing papers in the Northwest. When you use our brands you may know that they are all right. We shall be pleased to furnish your dealer with samples and prices on application.

THE MINNEAPOLIS PAPER COMPANY,

Manufacturers and Wholesale Paper Dealers,

241-243 First Ave. N., Minneapolis, Minn.

Design No. 61.

HERE we have a most compact and practical arrangement. The reception hall is square and embellished with a pretty stairway along the side, in front of which could be a seat and under which is a good roomy coat closet. Space is also arranged for a chair or two, so that it is a reception hall in fact as well as name.

At the left is the sitting room, at once attractive and pleasing to the eye on account of its generous size, odd yet symmetrical shape, its open fire, Turkish corner and pleasant windows.

The dining room so adjoins this room and the hall as to add much to the spacious effect, and in the end of the room would be built a neat little

sideboard. A full flight of back stairs is provided, under which is the outside cellar entrance. The pantry could be enlarged by giving the refrigerator space in an entry on the porch.

In the attic there would be ample storage space, while, if desired, two good rooms could be finished off there, making it possible to provide in this plan for six sleeping rooms, such as would give accommodations for a large family. The plans for this design are drawn for a full height second story, instead of story and one-half, as shown.

Price of complete working drawings, details and specifications, \$21.00



Design No. 62.

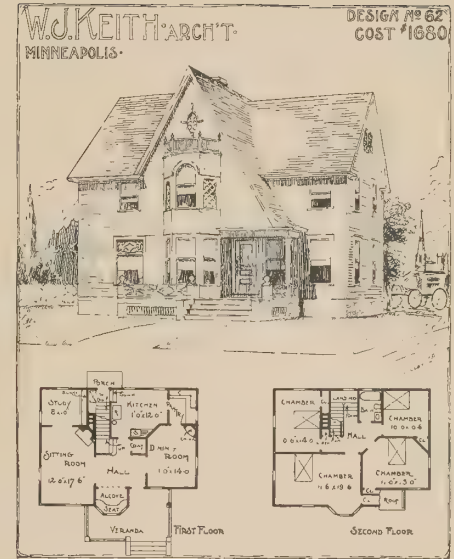
THIS I consider one of my most attractive designs, especially among those which cost less than \$2,000.

The exterior, with its bold yet simple treatment, is not only pleasing, but economical of construction, and the plan presents many attractive and unique features.

The hall is of very pretty shape, of good size, and very much embellished by the reception alcove separated from it by a wide arch. This nook, fitted up in Turkish fashion, perhaps, with its cushioned seat and a plentiful supply of pillows, will make a very cozy retreat.

The stairway and coat closet are partially screened from view, making a very pretty effect, as one enters the hall.

In this design the plan of having the dining room on the front of the house is adopted, as such location for this room is coming into greater favor year by year.



The sitting room is of very good size and has an open fire, and taken in connection with the study, directly in the rear, will not be over-crowded by a good-sized family.

On the second floor the size and arrangement of the four chambers leaves nothing to be desired, and the bath room is centrally located and convenient to all.

The attic would be quite large and provide ample storage.

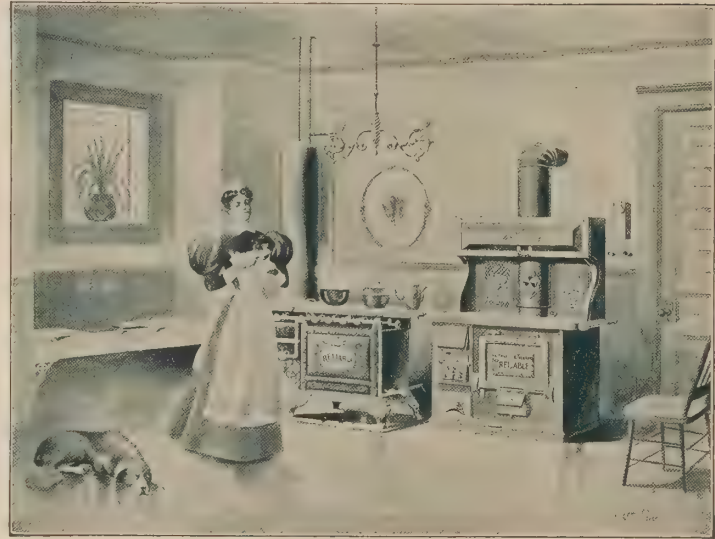
Price of complete working drawings, details and specifications, \$21.00

Practical Hints on Home Building.

CULINARY APPOINTMENTS. Modern homes are not complete without all the labor, care and expense saving adjuncts. Foremost in the plan of your home should be the appointments of the culinary department. It is in the kitchen that the most important requisite for enjoyment of your home originates. A contented cook will contribute in no small degree to the perfect enjoyment of your table. Where it is possible to have a gas supply, proper attention should be given to the arrangement of piping so that ample provision is made for connecting a gas range. There is no question as to the saving of dirt, soot and ashes and the annoyance of carrying fuel is done away with.

The best authorities in cookery give the highest praise to gas ranges. Juliet Corson says: "After an experience of a quarter of a century in cookery by the use of wood, charcoal, hard and soft coal, coal-oil, naphtha, gasoline and gas, I emphatically give my voice in favor of cooking by gas." Sarah Tyson Rorer says: "So fully do I believe in gas stoves that even in the midst of a coal region, where I was directing the furnishing of a kitchen, I had a gas range only, put in position." Christian Terhune Herrick says: "To say nothing of such merits of gas fuel as its cleanliness, the ease with which it can be secured, the labor it saves and the economy of a fire that can be shut off the instant the need for it is at end, there remains the fact that food cooked by gas is almost invariably better to the palate than that prepared in a coal or wood

A Model Modern Kitchen.



stove." One of the best stoves made is the "Reliable"—sold by the Minneapolis Gas Light Company, and manufactured by Schneider & Trenkamp Co., Cleveland, Ohio.

Design No. 63.

IN this design we have a somewhat larger house than most of the preceding designs, and yet for the size and features embraced in the same the cost is moderate in the extreme.

The exterior is simply and quietly treated, and with a large porch, a pleasant, domestic air such as a home should bear, is attained.

The interior provides a generous and attractive hall with its handsome staircases and open fire. The parlor is unique, being octagon in shape, and communicates with the sitting room as well as the hall. It is provided with an open



fire, as is also the sitting room, dining room and the dressing room over the parlor. If all the open fires are not desired some might, of course, be omitted. The sitting room is large, being 13x18 feet in size, and has a pleasant alcove and seat across the front.

A lavatory is provided under the main stairway from which a narrow door leads through into the kitchen, giving the servant access to the front door without it being necessary to pass through any of the other apartments.

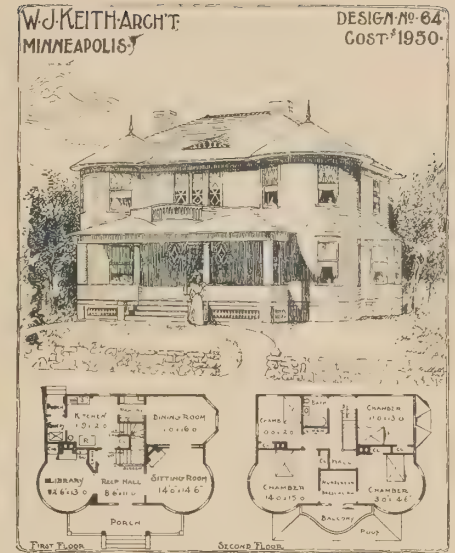
Besides a dressing room, bath room, linen and other closets, the second floor provides for four nice bedrooms, while there would be space in the attic for two or three rooms additional if they were desired.

Price of complete working drawings, details and specifications \$30.00

Design No. 64.

AS in design No. 57, the reception hall is made attractive by a half-screened staircase, extending with the arched entrance, entirely across the rear side of the apartment, making an effective and economical arrangement and one that has been a favorite feature with many clients.

At the left is a cozy library, unique in shape, being nearly round. On the one side of the open fire are provided book shelves which might be duplicated on the other side, or the space used for more of a cabinet or cupboard, as the depth is greater. Upon the right is the sitting room,



and then the openings to these rooms, being opposite each other, a vista across the entire house is obtained. Back of the sitting room is placed the dining room, made doubly pleasant by a bay window. A good-sized kitchen and pantry are provided, also an entry, large enough to accommodate the refrigerator, and a closet for kitchen tinware.

Upon the second floor are four nice bed chambers, with ample closets, a nursery or dressing room, as may be desired, a bath room and linen cupboard.

Price of complete working drawings, details and specifications, \$32.00

Practical Hints on Home Building.

IN FINISHING new homes, the greatest care must be taken in the selection of proper colors for exterior decoration. A beautiful architectural home of the most modern design can so easily have its beauty almost, if not entirely, destroyed by not using proper colors of paint or in the proper selection of the many essentials which go toward finishing the home in an artistic manner.

After the colors are selected for exterior decoration, window shades of same color as body of house ought to be selected, but sometimes a shade may be used that will make a pretty contrast with body color. When making selections for interior finishing a visit to the large city stores is almost a necessity in order to see the largest variety and latest styles in Furniture, Draperies, Carpets, Rugs, Wall Paper, Curtain Poles and Rods, Bric-a-Brac, Kitchen and Dining Room Utensils, etc., but when it is not convenient to make such a visit, a catalogue from one of these large mercantile emporiums will assist you greatly in making selections. Samples of Carpets, Draperies, Window Shades and Color Cards for Paints are always sent free upon application.

One of the most popular and complete establishments of this kind in

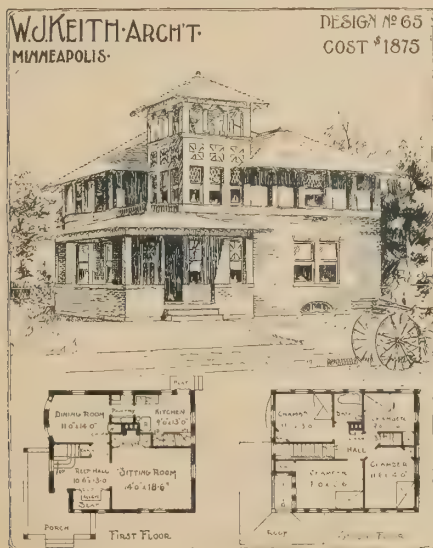
the United States is the Mammoth Store of S. E. Olson Co., Minneapolis. They carry the best grade of goods in all lines and their prices are always right. Their Household Catalogue illustrates and describes a very large variety of the many articles which go to properly complete a modern house. A copy of this Catalogue will be mailed free to any one who writes for it. The firm will be found very accommodating and always anxious to give their patrons full value for their money.

S. E. Olson Co. also issue a Mammoth Catalogue which contains all that is in the Household Catalogue as well as a full line of Farm Machinery, Carriages, Wagons, Hardware, Musical Instruments, etc., etc. This valuable book is sent free to any one who sends 15 cents to pay postage or expressage. Address all communications in reference to finishing and completing your home to S. E. Olson Co., Minneapolis, and if you desire an estimate of the cost for Furniture, Carpets, Wall Paper, Paints, etc., write them, stating about what your requirements will be and they will gladly send you an estimate of cost and such samples as you may require.

Design No. 65.

THIS design has been made especially for warmer climates, where seldom, if ever, are they troubled with snow and ice, for towers in a corner are a very bad feature indeed in a climate where the winters are severe, as snow and ice will invariably accumulate back of the same and cause a leaky roof.

In this design it is intended to make the first story of brick, and for the second story use a timbered construction, with plastered panels between the uprights, as illustrated by the drawing, making a unique and attractive exterior.



The design is admirably adapted for a hunting lodge or a gardener's cottage on a large landed estate, and of course is entirely practicable for a village residence.

The plan has many attractive features, among which are the reception hall and alcove adjoining, a large sitting room with its cozy Ingle nook, conveniently arranged staircases, and pleasantly located sleeping apartments.

A little stairway could be constructed into the covered tower, which would make a very attractive retreat on a warm evening, and would be a delightful place in which to swing a hammock.

Price of complete working drawings, details and specifications, \$26.00

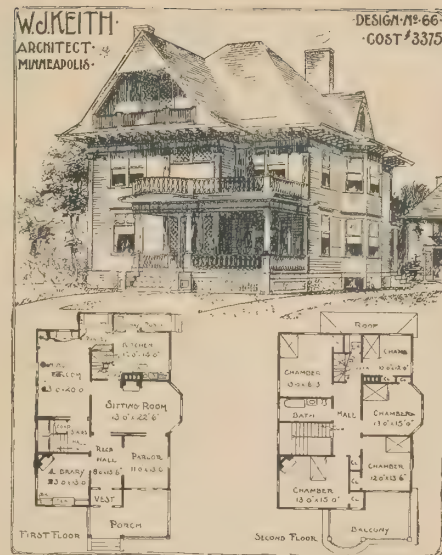
Design No. 66.

THIS house is designed to accommodate a large family, and more especially, perhaps, where there are young people who might wish to receive their callers in a room where the conversation would not disturb other members of the family.

For this purpose either the library or parlor will answer admirably.

The reception hall, it will be noticed, is unobstructed by a staircase, as the latter occupies a separate hall of its own. This is a very desirable arrangement for many reasons, and is one that is coming more and more into favor.

The house is generous in its proportions, and the sitting room and dining room are such that a family party would not be at all crowded in these apartments, and in case of an evening reception, an examination of the plan will show how admirably



bly the house would open up for such a purpose.

The second floor contains five very nice bedrooms, a large bath room, a linen room, etc., and if desired the servants would find ample accommodations in the third story.

Of course, if it was thought desirable, the porch could be extended around the side of the house or entirely across the front, or still better, perhaps, a side porch could be placed running from the sitting room bay window to the rear and joining with the back porch and with steps at the front end leading down to the lawn. The window in the sitting room could be a glass door, giving access to this porch.

Price of complete working drawings, details and specifications, \$45.00

Practical Hints on Home Building.

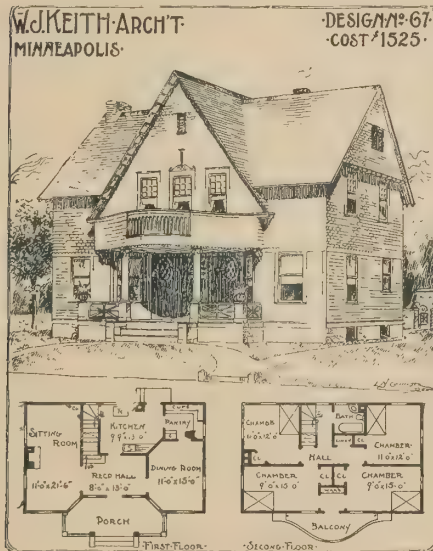
HEATING AND VENTILATING. The modern house is a well heated and well ventilated house; for everybody now knows that the health and comfort of the family depend more upon pure, warm air than upon any other thing about a house. We have also learned that it costs no more to heat and ventilate a house properly than to heat it in the old-fashioned way, that is, with over-heated or burnt air, which is so dangerous to health. We do not hesitate to say that the best heated and ventilated houses in the world, large and small, are to be found in Minneapolis, although our climate is a very cold one. The furnaces that will heat our houses perfectly are the best furnaces for any climate, and should be put in by, or under the instructions of, the men who have been so successful here.

Among these furnaces, none stand so high as the Prince Royal Warm Air Furnace and the Prince Royal Combination of Hot Water and Air, which we handle. While a combination of hot water and warm air is the ideal method of heating, a warm air furnace, with proper ventilation, gives most excellent results, but either system without ventilation is not to be commended. The cost of a ventilating system is very small, and will be saved in the fuel bill almost every year. The readers of this book who contemplate building a house should correspond with us. We have our work in practical and successful operation throughout the Northwest. Write us for an estimate of your work.

SAXTON, PHILLIPS & CO.,
56 South Seventh St., Minneapolis, Minn.

Design No. 67.

THIS house will go nicely on a forty-five or fifty-foot lot, as the extreme width of the house is but thirty-seven feet, and most of the light coming from the front and rear, removes all objections in that direction. As for side lawn, it is seldom that it amounts to much unless one is fortunate enough to be able to build on two lots. A house of shallow depth has the advantage, as it can be set back from the street a sufficient distance to obtain a nice front lawn, and on general principles a much better plan can be obtained with a broad frontage than narrow.



In this plan the sitting room is especially noteworthy on account of its size, and the open fire, directly opposite the hall entrance, will make it very attractive. The dining room, being directly across the hall, a fine vista is obtained of the entire breadth of the house. As is coming to be so generally desired, the dining room is placed upon the front of the house, making a very pleasant room of it.

The chambers of the second floor are of good size and pleasantly located, each being in a corner of the house, while a good supply of closets are provided.

There would also be a very fair attic that would provide in ample manner for storage space.

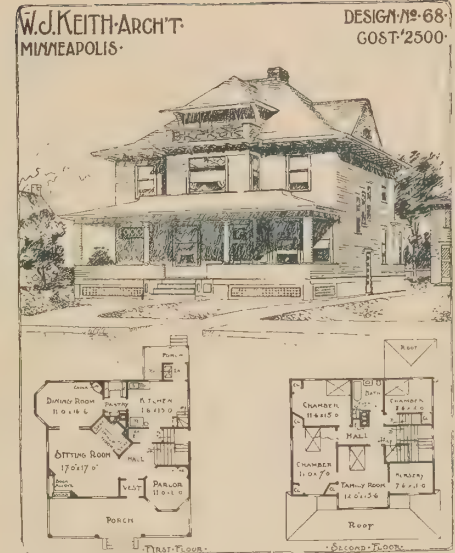
Price of complete working drawings, details and specifications, \$18.00

Design No. 68.

A CENTRAL entrance gives access to a unique little hall, out of which ascends a very broad, handsome staircase. Directly at the right is a pretty little octagonal reception room with a "niche" for a piece of statuary or a palm.

At the left is the sitting room, of generous size, unique also in design and symmetrical in shape, with charming features in the way of a book alcove and an angle nook opening off of the room on either side.

The dining room is also of good size and separated by sliding doors from the sitting room. The front door is reached by the servants by



end of this entry makes an admirable place for coats, umbrellas, etc., and the same also provides a most convenient passage to the basement.

A back stairway leads up from the kitchen to the servants' room, directly over, thus making it unnecessary for them to come into the main part of the house except at such times as are needful in the performance of their duties. This also leaves the third story free to be used as a billiard room or "den," as might be desired.

The arrangement of the second floor is also most economical of space, and four nice rooms are obtained, besides the bath room and nursery.

Price of complete working drawings, details and specifications, \$28.00

Practical Hints on Home Building.

MAIL ORDER HOUSES. The recent agitation throughout this state in reference to the Department Stores and the recent convention in Minneapolis of hardware retailers from all over the state, were both intended to devise ways and means to overcome the competition of so-called "Supply" or "Catalogue Houses" and the mammoth Department Stores, which the retailers fear are undermining them. In all new business innovations there must of necessity be a certain disarrangement of trade, and retailers are very naturally feeling the effect of Department Store and Mail Order House competition for the country trade. But the Department Store and Mail Order House has come to stay. By its thorough business organization and cash system of buying it has made it possible for consumers in every walk of life to purchase many of their family and farm supplies at a very great saving. It is because the buyer in the country finds that by ordering goods from the large city stores that he can save money that he is now sending his orders to the city at the expense of the country merchant.

In this connection, however, it is well to bear in mind that it is much safer and eminently more satisfactory to send orders to old established houses who enjoy an enviable reputation rather than to risk sending money to untried concerns without responsibility.

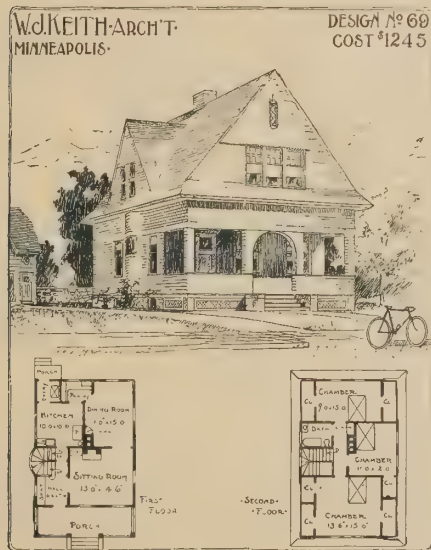
Such houses as S. E. Olson Co., Minneapolis, have, by their untiring efforts and correct business principles, saved hundreds of thousands of dollars to the consumers of Minneapolis and the entire Northwest. Such establishments must continue to thrive and prosper in proportion as they meet a legitimate demand for goods at a lower scale of profit than the ordinary retailer. There are many reasons why the wide-awake buyers in the country patronize the city Mail Order Houses aside from the question of saving money; the great variety of goods, latest styles and often superior quality of merchandise carried by the large Department Stores and Mail Order Houses render it possible to make selections that cannot be found in the country. By the aid of handsomely illustrated catalogues the purchaser in the country can make as good selections as if he visited the city in person. And by a carefully conducted correspondence bureau the country customer can get all the information he wishes in regard to any line of goods he may desire.

The S. E. Olson Co. have issued an elaborate line of catalogues this year, covering all lines of goods, and intending purchasers will do well to send for them.

Design No. 69.

THE cottage shown in the accompanying design will make a cozy, practical and comfortable home, and is large enough to accommodate a very fair sized family. It can be built complete in this city at the present time for the sum of \$1,245, exclusive of the heating, plumbing and mantel.

The hall, with its seat and the partially screened staircase, is very attractive, and the arrangement is most compact and convenient. A direct passage from the kitchen to the front hall is provided with two doors separating the kitchen from the front of the house. The cellar stair is equally accessible for the "man of the house,"



when he wishes to attend to the furnace fire, and from the kitchen. A convenient pantry is provided and an entry with space for the refrigerator to stand is arranged.

The sitting room is of good size and has an open fire and seat, while just back and connecting with it by a wide opening, so that it can really be used as an additional sitting room, is arranged the dining room, symmetrical in shape and fifteen feet long.

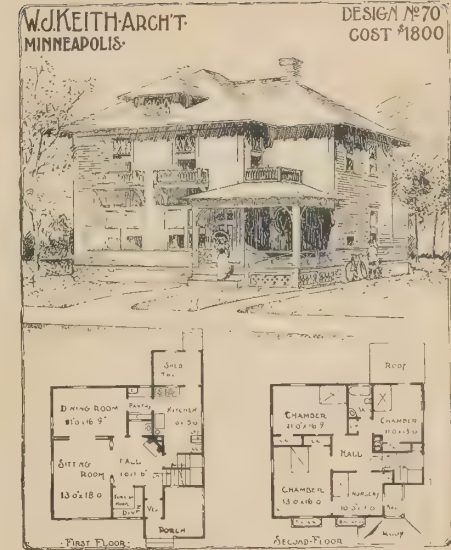
On the second floor there are provided three very nice sleeping chambers, while there are closets galore, the space under the slope of the roof being fully utilized for this purpose. The bath room is of good size, and across the hall is a linen closet.

The house is 23½x37 feet on the ground, including the porch, which is quite spacious, and the design will make a very complete and comfortable home.

Price of complete working drawings, details and specifications, \$15.00

Design No. 70.

IN No. 70 the first floor arrangement is particularly attractive, for as one enters the hall the pretty corner fire is directly in front, and turning to the left through a wide combination arch and screen is the sitting room, of good size, and connected by means of sliding doors, with the dining room directly in the rear. The latter room also communicates with the hall. In front of the hall adjoining the sitting room is an attractive nook, which fitted up in Oriental style, with plenty of rugs and cushions and pillows, lighted perhaps with a hanging lantern, will make a most attractive and unique feature. At the back side of the hall there is a door which opens into the lavatory. At the right is the staircase ascending to the second floor, underneath the return run of which is a little entry which removes the kitchen from the main part of the house, and gives equally con-



venient access to the basement from both kitchen and hall. This is especially convenient for the owner, should he be under the necessity of attending the furnace fire himself.

The kitchen is of good size and well arranged and the additional convenience of a shed in the rear of the kitchen is also provided.

On the second floor are admirably arranged four very large bed chambers, with large closets, a bath room and a linen room. Altogether this makes one of the most attractive homes among all the designs, and the exterior, with its balconies filled with flowers, will lend an air of cheerfulness and comfort.

Price of complete working drawings, details and specifications, \$22.00

Practical Hints on Home Building.

HARDWARE is receiving more attention from architects and owners than formerly. Who has not been annoyed with a poor lock? Everyone cannot afford to use Yale Locks, and for houses of moderate cost it would not be in keeping. The Yale & Towne Mfg. Co., besides making the highest grade and most artistic class of work and in a great variety of finishes, produce at their Branford factory a medium and low priced line with which they meet in competition all other manufacturers, thus with their combined line covering the cheapest as well as the most expensive. The hardware should be in keeping with the character of the work. A house of modest cost, with painted pine finish, should have hardware of simple design. Very attractive sets, including Locks, Knobs and Escutcheons of good quality can be had at about 35c to 50c per set. If hardwood finish is used, something more elaborate and in solid Bronze should be used. Very attractive sets can be had for 60c each, while \$1.50 to \$2.00 will buy quite elaborate sets. A first-class Lock should be used on exterior doors, a Yale Lock if within one's means. Next to the Locks and of nearly equal importance is the Door Butts. Steel has taken the place of all other materials for this work. Everywhere you go you will find the Stanley Steel Butts. They can be had in all finishes to match the other hardware, more durable than bronze and at about half the cost. Ball Bearing Steel Butts should be used where they can be afforded, especially on entrance doors, school houses, public buildings, etc. For finishes, Plain Bronze, while attractive, is least durable, as it soon tarnishes. Sand Blast. Old Copper, or Bronze with an ornamental surface, is durable and attractive. Genuine Bower-Barff is desirable for exterior doors, office buildings, school houses, etc., is very suitable for library, den and billiard room.

The gas fixtures and other metal work should correspond. For chamber hardware some simple ornamental design in Bronze, Old Brass or Antique Copper is very satisfactory. In the bath room the hardware should be nickel plated.

Sliding Doors—Particular attention should be paid to the sliding door hangers, as once put in, they cannot be changed except at great expense and annoyance. The Prouty Ball bearing Steel Hanger and Steel Track are the most satisfactory goods made in this line. They are very simple of adjustment and low in price, nearly as cheap as the old fashioned wood track hanger.

Double Acting Doors—There are many good double acting hinges, the American, Gem and Bommer are all good, the Bardsley Checking Spring Hinge, while more expensive, has many points in its favor and should be given consideration. The Blount Door Check can be used to advantage in many places. Sash Fast, Sash Lifts, Axle Pulleys, Cabinet and Pantry hardware should all receive due consideration.

When building you will do well to consult a representative house in this line. The leading house of the Northwest is W. K. Morison & Co., 107 Nicollet avenue, Minneapolis. They are successors to the business that was established by John S. Pillsbury in 1855. For over forty years this establishment has been recognized as headquarters and authority on this class of goods. Besides carrying in stock an almost endless variety of goods and many articles not carried elsewhere, they are constantly receiving samples of the latest designs and finishes in builders' hardware, have ample facilities for displaying their goods and are thoroughly posted in every branch of the business. We recommend them to anyone who is in need of anything in this line. Estimates with samples and fullest information will be given freely.

Design No. 71.

DESIGN No. 71 is for a house somewhat more pretentious than most of the preceding plans, although for the amount invested the difference is not so noticeable. The plan has a number of advantages; the entrance and the hall being in the center of the house permits of a very nice arrangement of rooms, and one that would open up, in case of an evening reception, to very good advantage.

The hall is spacious, and on one side is a niche, making an admirable and effective place for a pedestal, statuary, or something of that sort.

The sitting room is unique in shape, and with its open fire and Turkish corner, will make a very

pleasant room. In the dining room, directly back of the sitting room, and connected with it by a wide sliding door, is a recess for a sideboard.

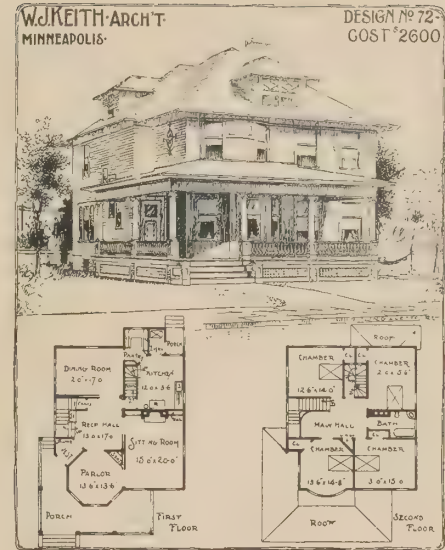
Particularly compact is the arrangement of the second floor, the hall being square and connecting directly with all of the rooms, in one of which, the owner's chamber, is an open fire. The chamber directly back of this is so designed as to be used in connection with the front room, serving for the owner the purpose of bed chamber and sitting room. This room is provided with a private toilet, which would be a very enjoyable luxury for the owner.

It is designed to place the servants on the second floor in the room over the kitchen, which they may reach from the back stairway, without coming into the main part of the house. This leaves the third story entirely clear for a billiard room or something similar, if desired.

Price of complete working drawings, details and specifications, \$38.00

Design No. 72.

THE exterior of this design is pleasing in the extreme, although the treatment is simple and unpretentious. A splendid porch on two sides of the house lends to the design at once a comfortable and hospitable effect. Through an odd-shaped vestibule is reached the hall, unusually spacious for this size of a house. The stairway occupying the outer end would be very effective with its double landing and handsome windows. Directly in front is the reception room, octagonal in shape and susceptible of very dainty treatment in its decorations and furnishings. Adjoining this room and the hall also is the sitting room, 15x20 feet in size, having at the end the feature of a handsome open fire, with book cases on either side.



At the rear of the hall is a large coat closet under the stairway, and the dining room is separated from the hall by a sliding door.

In this design the servant has direct access to the front door through the back entry without it being necessary to pass through any of the other rooms, a very important feature. Equally convenient is the access to the cellar for the servants in the kitchen and the head of the house, should he wish to go to the basement himself, and the kitchen is in every way separated from the rest of the house by means of double doors.

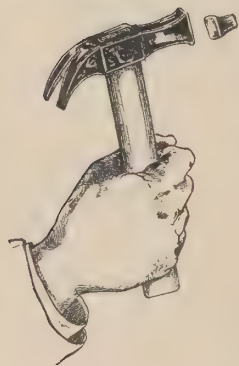
Price of complete working drawings, details and specifications, \$30.00



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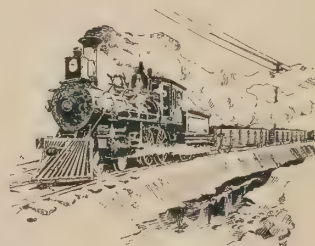
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We do not belong to the Association, and will ship to ANY railroad station, whether there is a dealer there or not!

If you contemplate building, send us your plans and lists of material desired and we will gladly furnish you estimate.

Carl L. Stewart Lumber Co.

200 and 201 Lumber Exchange, Minneapolis.

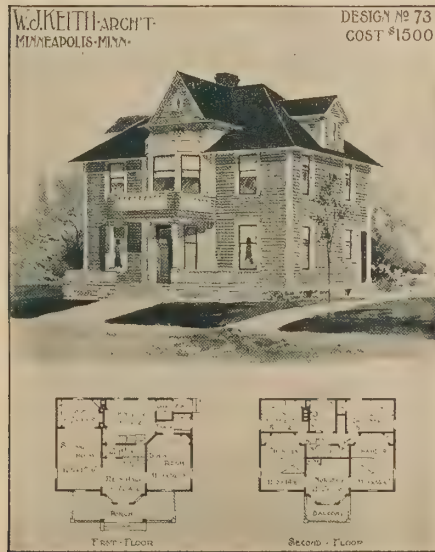


Design No. 73.

Published in the Ladies' Home Journal.

A CONVENIENT and pleasantly-arranged house need not necessarily be large and expensive. In the fifteen-hundred-dollar houses pictured upon this page may be found a reception hall so located as to provide for all necessities in this direction, and, with the partially-screened staircase and seat directly in front, and the sitting room and dining room opening at either hand, a spacious and pleasing effect is obtained.

Through the curtained archway is reached the sitting room, which, together with the "study," is some twenty-three feet in length—none too large, however, for this, the living part of the house.



Across the end of the study, opposite the fireplace, is a broad, low book-case, and in the opposite corner a little cabinet, thus making a cozy little nook for the papers, magazines, etc., which accumulate so fast, are always wanted close at hand, and yet, if piled up on the library table, keep it in constant disorder.

The cellar stairway is convenient alike to the kitchen and for the master of the house if he desires to attend to the furnace fire.

The kitchen being reached from this entry saves many steps and disagreeable interruptions by avoiding the passing to and fro through the other rooms. A little stair at the end of the kitchen sink leads to the first landing of the main stairway, where there is a door, thus virtually providing a back staircase. The kitchen is provided with a cupboard for tinware, pots, kettles, and entry with space for a refrigerator to stand, so that it may not be affected by the kitchen heat, and a roomy, convenient pantry, through which is reached the dining room, located in the front of the house, a most desirable arrangement and one that is rapidly growing in favor.

Ample storage space is found in the attic, while in the basement are accommodations for furnace, laundry, etc.

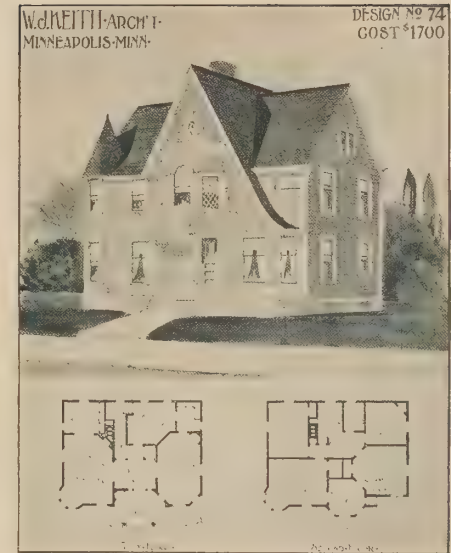
Price of complete working drawings, details and specifications, \$18.00

Design No. 74.

Published in the Ladies' Home Journal.

THE design for the seventeen-hundred-dollar house offers several suggestions in the way of convenient and effective arrangement. The principal feature of the exterior is the bold, simple treatment of the roof, the lines of the front gable predominating the whole, and with the bay window and curving balcony satisfactorily emphasizing the entrance.

The rear and cellar entrances are combined under the stairway and space for the refrigerator



is also there provided.

On the second floor are three sleeping rooms, a nursery, a servants' room, bath room and spacious closets.

The hall is well lighted by the window on either side of the front door, and an attractive feature is the screen extending entirely across the room, the one side shielding from view the coats and hats, for which ample space is provided, while the other side will partially conceal the stairway. Between the two, and forming the central feature of the screen, is an archway. On either side of the hall open the sitting and dining rooms, thus making an attractive vista across the entire front of the house.

Price of complete working drawings, details and specifications, \$20.00

PRACTICAL HINTS ON HOME BUILDING--- THE FURNISHING HOW TO DO IT

Send 8 cents for our mammoth portfolio of 100 sheets 12x18 inches in size. Now take your pencil and tabulate your needs. Of course, we have goods lower, higher, and between. You can, of course, leave out any article you do not need, and can take lower grades on some goods and better grades on others, according to your taste. You can pay cash, or part cash and the balance monthly—it is all the same to us.



Specimens of the newest, choicest, and best-made furniture in the market are shown in this catalogue—goods that not only look well, but wear well. Our goods have a reputation for giving the best of service. In fact, a great deal of furniture that we made and sold “over a century ago” is in use today, and is still a good advertisement for us, because the “old folks” who have it recommend their children to buy of us. If you want bargains, buy of us. Being extensive manufacturers and manufacturers agents, we are enabled to quote bottom prices. We sell direct to consumer, saving him all commissions and discounts usually given middlemen and dealers.

We want your orders, and if you cannot suit yourself from the goods shown in this catalogue, give us a list of what you want, so that we may send special photographs.

SOMETHING WE DO We pay freight 100 miles; make no charge whatever for boxing, crating, or burlap; we deliver everything free aboard cars; we do not add 5 per cent to every dollar you buy if you purchase on time. One price

to all. The price named under each article is the price you pay. Buy your House Furnishings where you are sure of getting a good selection. We carry everything necessary for comfort of home—from best to cheapest.

We are prepared at all times to furnish Hotels, Lodging Houses, Restaurants, Churches, Lodges, Offices. Send for our special catalogue of office desks and baby carriages.

When in the city, pay our mammoth store a visit. You will always find courteous salesmen to show you around. Any information you want will be cheerfully given.

BOUTELL BROS. COMPLETE HOUSE FURNISHERS,
First Avenue and Fifth Street S, Minneapolis, Minn.

Design No. 75.

IN this design we have an admirable plan for a low cost house that gives us on the first floor a very nice, square hall, a large sitting room, with an open fire, and dining room adjoining, so arranged that it virtually becomes a part of the sitting room, when not in use for its special purpose.

The room on the opposite side of the hall can be used as a library, or parlor. It is admirably adapted for a bedroom in case the same should be desired, as it has a good sized closet.

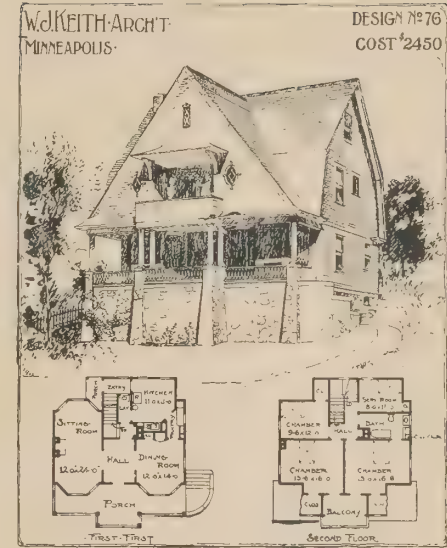
Through the hall closet is a door opening into the kitchen. This provides direct access from the

kitchen to the front door, without its being necessary to pass through any of the other rooms; at times, a great convenience.

Under the main stairway is the cellar stair, which has a little recess to accommodate the refrigerator conveniently removing it from the kitchen heat without detracting from its accessibility.

The second floor has four very nice bedrooms, a bath room, while the attic could be utilized for a storage, or a clothes-drying room.

Price of complete working drawings, details and specifications, \$21.00



Design No. 76.

MANY who have a building site upon a side hill, or at least where the ground slopes up rather abruptly from the street, are in a quandary as how to best plan their house. Design No. 76 is especially adapted to such a situation as this or a lake cottage. The porch is a grand one, extending entirely across and nicely shading the rooms on the front of the house. The hall is of good size and the sitting room unusually spacious and will make a very pleasing apartment. Directly across the hall is the dining room, so that a very attractive vista is obtained the entire width of the house. Recessed beyond and half screened is the stairway, while underneath the same a combination cellar and kitchen entrance is provided and the practical features of the house are well worked out.

The dining room has a china closet as well as a little sideboard built in and with the pantry door forms a triple feature occupying nearly the entire end of the room. The four chambers on the second floor will be found to be of good size and the owner's room has a private door to the bath room. The balcony on the front makes a very pretty feature of the house and would be found very convenient for airing bedding, etc., and is accessible by glass doors from both front bedrooms.

Price of complete working drawings, details and specifications, \$25.00



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Design No. 77.

THIS design has several attractive features, among which is the octagonal porch and nice reception hall and large sitting room provided with open fire. The stairway ascends five steps to a landing and then turns to the right, reaching the second story in the middle of the house, effecting a most economical arrangement of second story hall. The kitchen is reached through a little entry under the stairway, which provides access to the cellar and a little recess for coats and hats. The dining room is reached from the hall and is connected with the sitting room by a wide arch, making a very nice arrangement and very materially



increasing the available room to be occupied by the family. The second floor is very conveniently arranged and contains four bedrooms with large closets and linen wardrobe and a bath room. Considering the amount invested it would be hard to find a design which gives more for the money than No. 77.

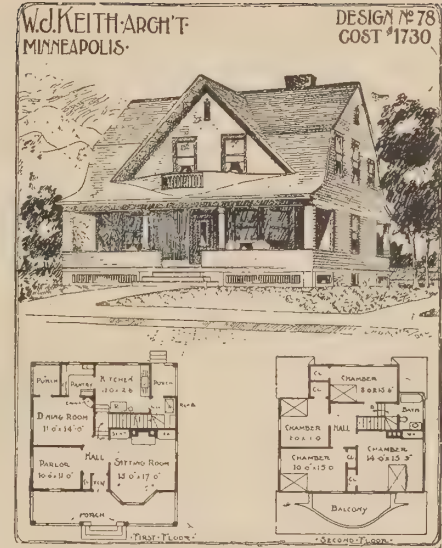
Price of complete working drawings, details and specifications, \$18.00

Design No. 78.

DESIGN No. 78 presents many attractive features of arrangement and design. The broad, generous porch on the front and the old-fashioned gambrel roof, gives a home-like expression to the design.

The arrangement of the rooms is a most practical one. On the front is a splendid sitting room 15x17 feet in size, with an open fire, seats, and a pleasant outlook from its bay window. Directly in front is the staircase ascending three steps and a landing which turns to the right. A few steps from the kitchen also leads to this landing, virtually providing a back stairway, and at the same time giving access from the kitchen to the front door, without the necessity of passing through any other rooms.

On the side opposite is a neat little parlor, back of which is the dining room. The porch, which is reached from the dining room, would make an admirable conservatory, or when screened in, would make a very attractive retreat in hot weather. The pantry is commodious, the kitchen well arranged, while space in the entry is provided for a refrigerator so that the ice man will not soil the kitchen floor every morning with his muddy feet.

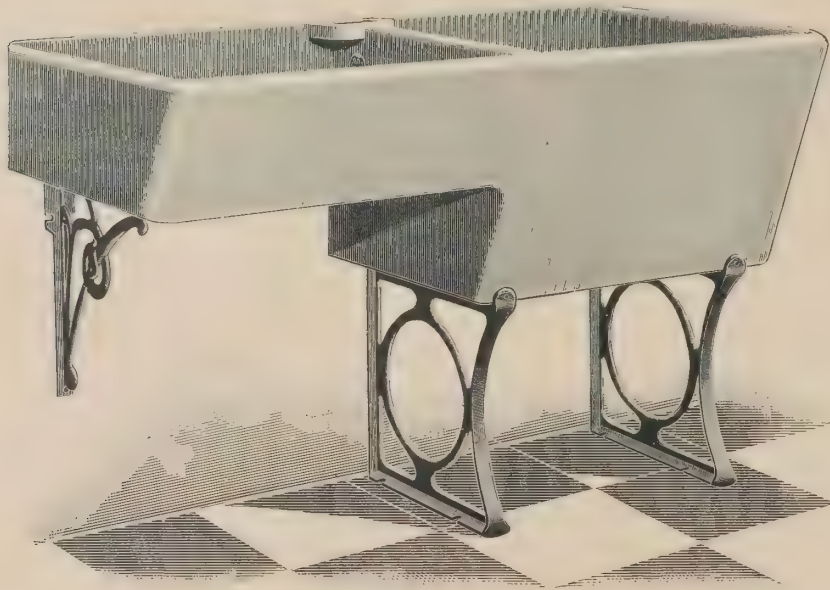


The second floor provides for four very nice chambers with unusually good-sized closets, while the bath room is equally accessible to all and unusually convenient to the first floor. The front balcony over the porch is very simple in its treatment and yet the effect is most satisfactory. If desired, the windows opening upon the same could be made to come to the floor, so that it would be an easy matter to step out, and the same would be found especially convenient for airing bedding and clothing.

Price of complete working drawings, details and specifications, \$20.00

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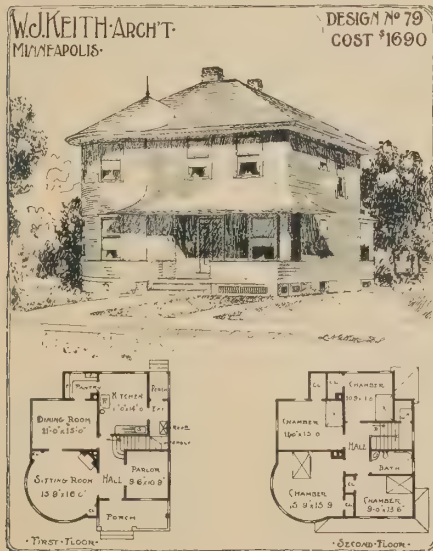
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M. O. LUTTGEN, Manager.

Design No. 79.

COMPACTNESS of arrangement is an essential feature in a low cost house. This is certainly an attribute of design No. 79, else it would not be possible for the amount given. A center hall gives access to the reception room on the right, the entrance to which is an arch with half screens on either side. Across the hall from the reception room is the sitting room, of unique and generous proportions, having an open fire in the corner. Back of this room the dining room is conveniently located and is also reached from the hall. The kitchen and all rooms are of good size. A large entry is provided for the refrigerator, at which point access is had to the cellar stairway. It will



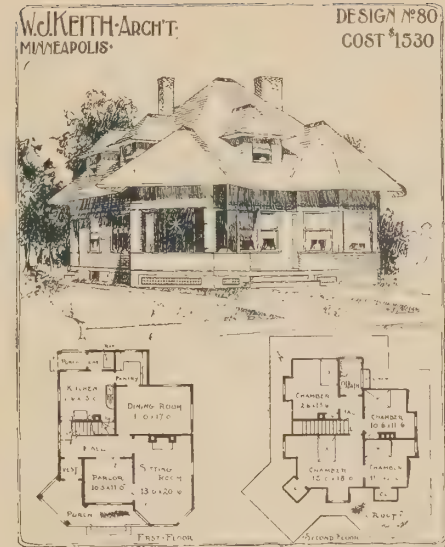
be noticed that this arrangement virtually provides for an outside cellarway without necessitating any extra expense. The main stairway is so located that the landing is effected in the center of the house on the second floor and the four bedrooms are conveniently located with reference to the bath room and stairway, while exceptionally good sized closets are provided. The porch is very quaintly covered by flaring out the siding as shown in the sketch. If a larger porch, however, is desired it would be an easy matter to cover the same with regulation porch roof, supported by turned posts of suitable design.

Price of complete working drawings, details and specifications, \$20.00

Design No. 80.

THIS design is for a cottage, although not by any means the kind that are often termed "dove cotes," as it is really quite a good-sized house and the plan has many attractive features.

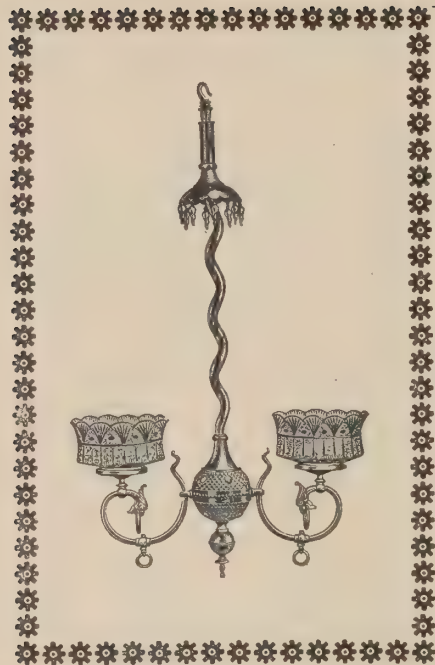
The hall lies crosswise of the house and the staircase, being directly in front, will make a very effective entrance. The parlor opens by a wide arch from the hall and also communicates with the sitting room. This is a very convenient arrangement in the entertaining of callers or in case of an evening reception. The sitting room is of good proportions and has the luxury of an open fire. If desired the dining room might also be so provided, while the second floor leaves nothing to be desired, with its four nice bed chambers, bath room and ample closets. The rooms of the second story would be of the usual height excepting



that where the slope of the roof intervened the walls would be about six feet in height or enough for all practical purposes. This plan would be very nice for a lake or mountain cottage and, of course, if built only for summer use the cost would be lessened.

The wide projecting eaves would be found to delightfully shade the windows from the sun, as they would almost cover the terraced part of the porch.

Price of complete working drawings, details and specifications, \$18.00



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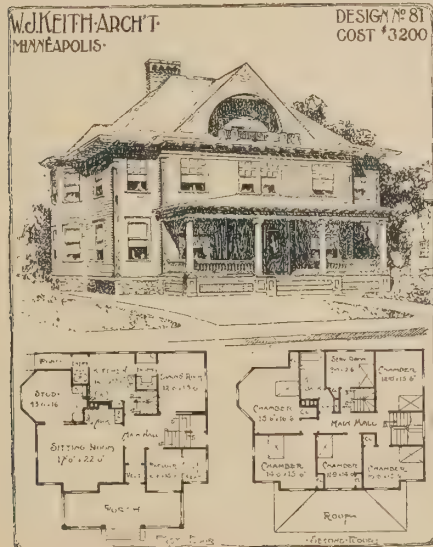
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Design No. 81.

IN this design we have a house of rather unusual size, as an examination of the plans will show. The main hall is located in the center of the house and on the front, close by the staircase, is the parlor or reception room, as it is generally termed. This, fitted up with an attractive Turkish corner in the alcove, will make a very pretty apartment. At the end of the hall is the entrance into the sitting room, of proportions generous in the extreme, and in addition, provided with a bay window on the front, an Ingle-nook, fireplace and seats, making a delightful "cosy corner." Back of the sitting room and separated from it by a sliding door, is

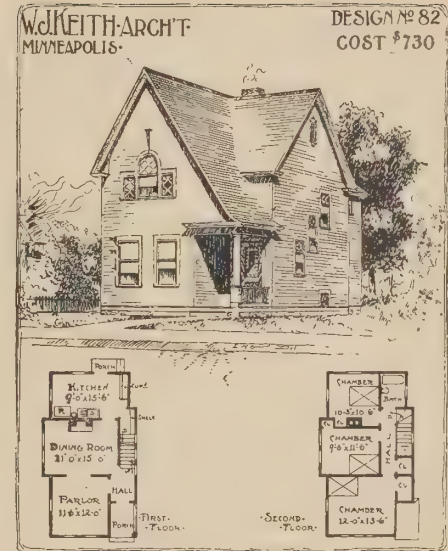


a study for the professional or business man should he desire to look into matters of business during the evening. The study has also an Ingle-nook and the room is amply large for the purpose intended. If desired, a door could be cut onto the rear porch, giving an outside entrance to this room. The study is placed adjoining the sitting room, because it is often lonesome business to leave the family and go off to another part of the house to do half an hour's work and if such becomes necessary, the work generally remains undone. At the same time absolute privacy can be obtained if desired. Six bedrooms on the second floor will provide for a large family and leave the third story clear for a billiard room, should it be desired

Price of complete working drawings, details and specifications, \$40.00

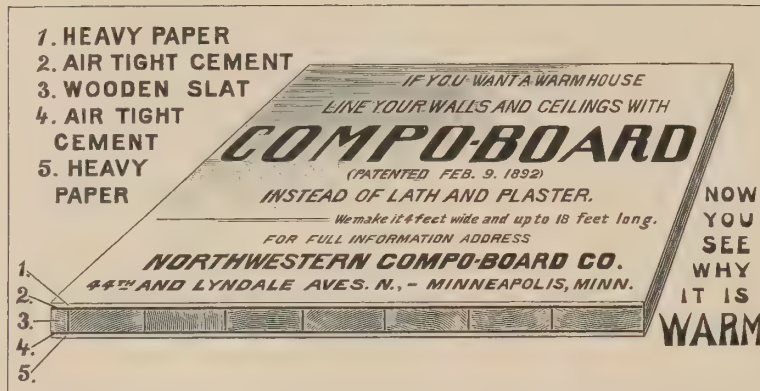
Design No. 82.

SIMILAR in some respects to design Nos. 9, 10, 11, and 12 is Design No. 82, and yet, after all, the arrangement is radically different. From the quaint little porch is entered the hall giving access to the parlor and living room also, the latter of which is provided with an open fire. From the hall ascends the stairway to the second floor, making it very convenient in case it was desired to rent a room on the second floor, as there would not be the necessity of passing through any of the rooms. Unlike most of the low cost houses, this design provides for a bath



room, without infringing in any way upon the three chambers which are provided. There would be a round brick cellar, which would be reached from the pantry, under the main stairway, and it can be readily seen that every inch of space is used to the very best advantage possible in this plan. The house would have a double floor with paper between and the outside walls would be boarded, papered and sided, making a warm house and adapted to a severe winter climate.

Price of Complete working drawings, details and specifications, \$10.00

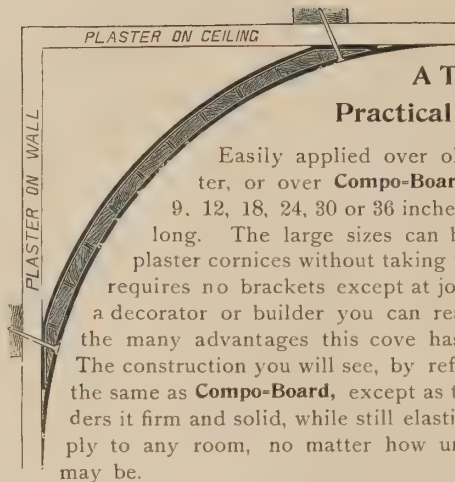


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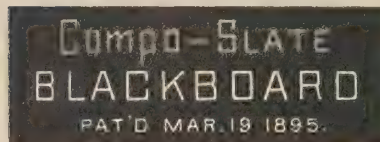
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Design No. 83.

THIS design I consider to be one of the best arranged and most practical plans of the series, and wherever it has been built it has given entire satisfaction and caused a great deal of favorable comment.

The hall is spacious and the stairway unusually handsome, being paneled from floor to ceiling, and the space underneath is entirely utilized for a large coat closet.

The arrangement of the reception room with its communication with the sitting room, as well as the hall, is particularly advantageous for the entertainment of formal callers or for evening receptions, as the guests can be ushered from the re-

ception room, where it is likely they would be received, into a large sitting room, thence into the hall and then the dining room for refreshments.

The sitting room is also of good size and has a special feature in the way of an Ingle nook, nicely finished and paneled to the ceiling in wood with handsomely carved seat ends.

This house has been built within the estimated cost, which included hardwood floors throughout the first and second stories and very nice hardwood finish in hall, reception room, sitting room, and dining room, cornice moldings, chair rail, panel backs, etc.

Particularly convenient is the arrangement of the second floor. The owner's room is provided with a cosy dressing or sewing room adjoining, which is provided with an open fire. This could also be used as a "Den." The bath room is particularly well arranged, the lavatory coming directly in front of the window, which will be high and imbedded in the center of which would be a mirror, making it very convenient for shaving, as the light would strike the face upon all sides. There will be a large attic, in which space could be secured sufficient to furnish a couple more rooms, if desired.

The exterior is very attractive and is a house up to date in every respect.

Price of complete working drawings, details and specifications, \$36.00

Design No. 85.

HERE we have a design larger than No. 83, and one which has been built within the estimated cost, including the same character of finish, hardwood floors, etc., enumerated in the design just described. In addition, the finishing off of three large rooms in the third story, one of which is 16x20 in size and designed for a billiard room. This room is also provided with an open fire and



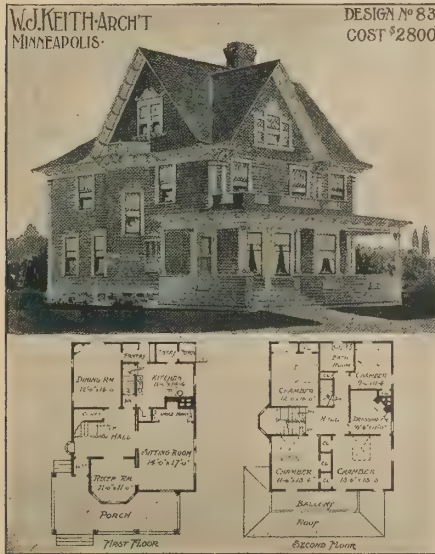
on each side of it are storerooms for trunks and boxes under the slope of the rafters.

Included also in estimated cost for both of these designs are storm sash and screens and some of the principal windows are provided with plate glass.

I consider this one of my best and most practical designs and the exterior has caused a great deal of favorable comment wherever it has been erected.

The design for stable No. 86 was made especially to go with this house, and the two together would make an improvement worthy of the very choicest location.

Price of complete working drawings, details and specifications, \$42.00

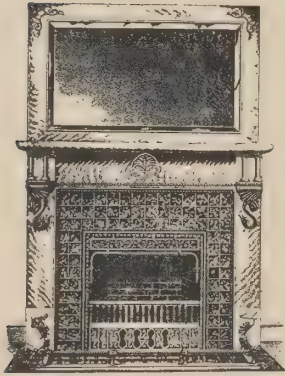


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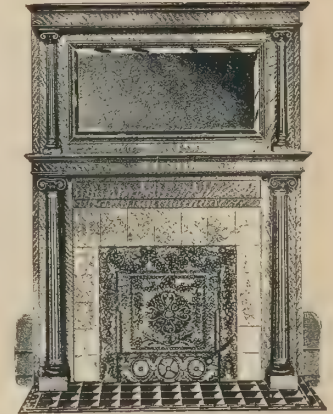
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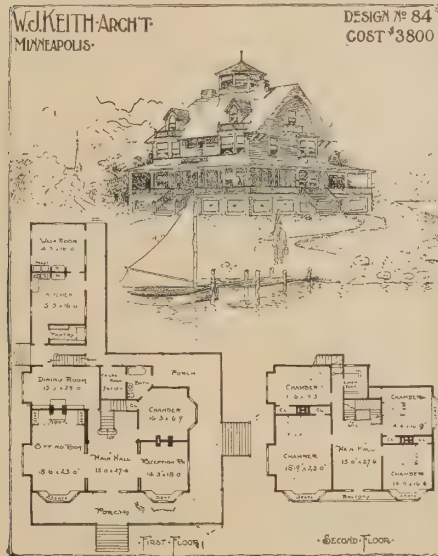
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Design No. 84.

THIS design is especially adapted for a sea shore cottage or a winter home in a southern climate, although the arrangement is especially good for a summer home in the country.

As it will be noticed, the kitchen and laundry are separated by a passageway from the main part of the house. The house rests on brick piers raised above the ground and, if desired, a basement could be formed by building a wall to enclose it. This space underneath the porch in the house was designed to accommodate various



shrubs, etc., that would naturally be in use about the grounds. The rooms are large and the ceilings are high and a lookout is provided on the top for the purpose of obtaining a good view of the surrounding country.

A couple of rooms may be finished in the third story for the use of the servants, or servants' quarters could be provided in the annex by making same two stories in height. For as large a house as this and a design as attractive, the money has certainly been wisely spent.

Price of complete working drawings, details and specifications, \$45.00

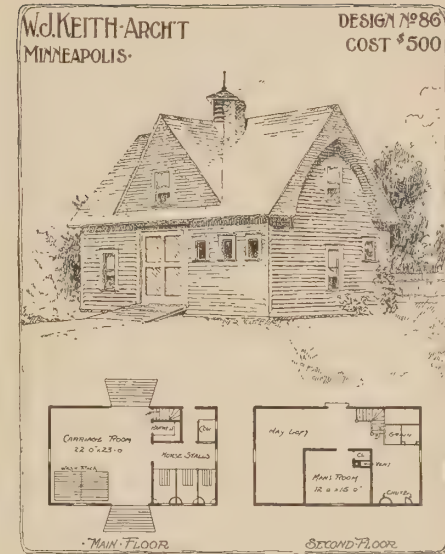
Design No. 86.

THIS design is a model one for a practical and sensible stable where one does not care to expend a large amount of money.

The carriage room makes ample provision for the storage of three carriages and in case it was not desired to keep a cow the space for this purpose could be admirably used as a box stall, and if both are desired, a cow stable could be built on adjoining the main stable at very slight expense.

The floors would be of matched plank, stalls and partitions of oak, with turned oak posts and iron guard rails on top of the stall partitions.

The harness room is provided with harness cases with glass doors, drawers for blankets, etc., harness hooks and such necessities.



A vent leads from stable room to the ventilator on the roof and a good sized "man's" room is provided in the loft, which would be plastered. This room it was intended to heat by a stove, for which a chimney was provided.

This design goes exceedingly well with the house plans shown in designs Nos. 84, 85 and 93, but is of a style that, like black or white in colors, "goes with anything."

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Design No. 87.

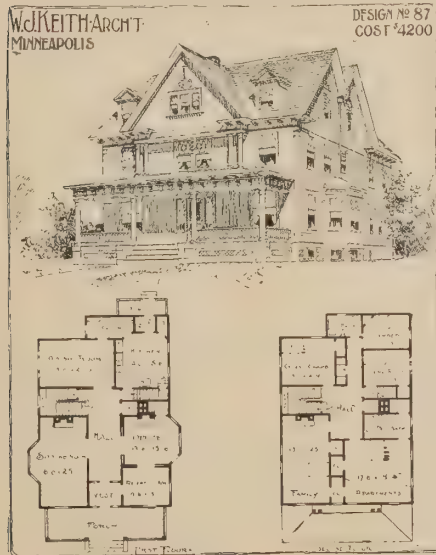
THIS design has been prepared especially for the home of a physician or clergyman or any one who has need of transacting a large amount of business at home.

It will be noticed that an unusually large vestibule is provided, from which entrance into the main hall of the house is had, or into the reception room as desired. Directly back of the reception room and connected with it by sliding doors is the office or library. For the physician this would be his consultation room and the large closet and lavatory opening off the same would be found

a necessary convenience. Equally pleasing would this be for a clergyman, and the open fire with which the room is provided would make of it a very pleasant study. Sliding doors also connect this room with the main hall of the house, so that the room could be used to equal advantage as a part of the main house. A little entry connects the main hall with the kitchen and shuts off the latter from the main part of the house by means of two doors. This entry gives equally convenient access to the basement from either the kitchen or the main part of the house.

On the second floor are provided five large bedrooms, a large bath room and a private bath room. The closets are also ample and the family bed chamber has also the luxury of an open fire.

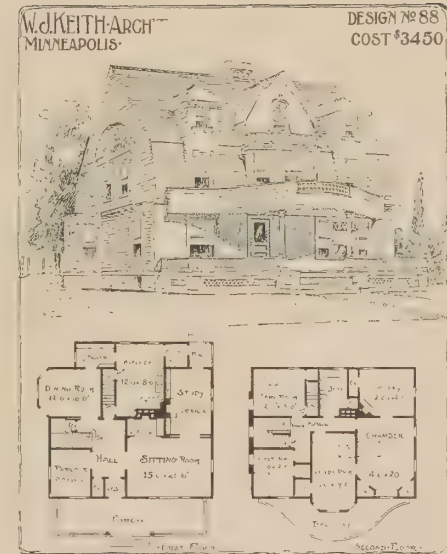
Price of complete working drawings, details and specifications, \$45.00



Design No. 88.

THIS design has many attractive features of arrangement. The sitting room is large and has a cosy Ingle nook making a delightful corner. Off the sitting room is the study, also provided with an open fire and ample accommodation for books. This room opens, if desired, upon the rear porch, which many times will prove to be quite a convenience. If a billiard room on the first floor was desired one could be made of this study very nicely, by throwing out a bay window, which would give the extra space required.

The kitchen is separated from the hall by two doors and the cellar stairs are equally accessible



from the main part of the house and the kitchen.

Five good bedrooms are provided on the second floor, one of which is designated as a nursery, as it was the intention to place a door at the end of the hall connecting the owner's chamber, bath room and child's room, so that when this door was shut practically a private bath would be given to the owner.

The plans locate the servants on the second floor, but if desired, of course, they could be nicely accommodated in the third story.

Price of complete working drawings, details and specifications, \$38.00

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Architects and experienced builders will tell you to be particular and see that the plastering is well done, as it not only makes the building firm and strong, but aids as a protection against fire as well as if done with Hard Wall Plaster. They will also tell you, if they have used Baker Perfection Wall Plaster, that is preferable for a wall plaster as it is a stronger and harder material than any other, and when properly put on will never come off, but improves with age and gives the building a firm and substantial appearance. Your building can be occupied from four weeks to two months sooner than if plastered with lime mortar, and this plastering does not harbor vermin, germs of disease or insects, as it is non-porous. They will also tell you that there is a satisfaction in feeling that your building will have fire-resisting qualities if plastered with Baker Perfection Wall Plaster, which protection you get without extra cost.

The carpenter will tell you that he can do better work putting on doors and casings in a building plastered with Hard Wall Plaster as it is not saturated with water as is the case with lime mortar, consequently it does not cause the woodwork to swell out of place but will stay where it is fitted.

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Design No. 89

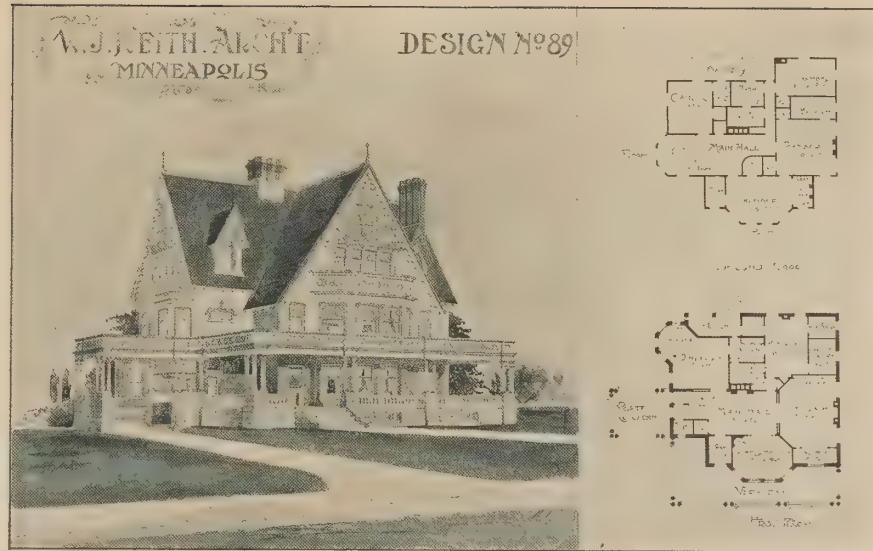
HERE are many persons of means who are able to build such a house as they desire and who do not want such a large number of rooms, as they wish those they do have to be of good size and provided with all the comforts in the way of private toilet rooms, cosy corners, etc., that add so much to the pleasure of a home. Such requirements as these are fully met with in design No. 89.

The large hall, with its exceedingly handsome staircase and hospitable open fire, would be an exceedingly attractive apartment. None the less so would be the reception room and sitting room, both of which have several attractive and unique features. The sitting room mantel is directly opposite the large opening into the hall at the extreme end of which is the staircase above mentioned, which would be reflected in the mirror of this mantel, giving an unusual and most attractive vista.

The convenience of the carriage entrance, accessibility of the toilet and the billiard room, which latter would be under the sitting room in the basement, are especially noteworthy.

It will be noticed that the steps to the carriage porch are upon the inside, descending between the two runs of the main staircase, and the stair leading to the billiard room is placed under the first run of stairs.

The dining room is designed for a round table, now so much in fashion, and every convenience in the way of servants' hall, dining room and kitchen arrangements are amply provided for.



The private toilets for the bedrooms of the second floor are a feature of the house, while the front chamber has an additional feature of a cosy corner with seats and a gas log.

The balcony in the rear is reached from the hall and is designed for airing bedding or possible lounging in the hammock in negligee on a hot summer afternoon.

The first story could be built of brick or stone. The design calls for stone to the water table with stone piers for the porch columns. The balance of the first story is of red pressed brick with stone

trimmings. The porch floor should be of tile or stone to correspond with the general character of the house. The second story would be of frame, the walls for the most part being clapboarded, the only exception being in the gables where the timber effect is given, the panels of which would be of rough cast plaster.

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Design No. 90.

DESIGN No. 90 possesses many attractive features and, for the amount invested, will give as good satisfaction as any plan that could be selected.

Again we have the dining room on the front of the house, as the demand for this arrangement is rapidly growing. The hall is of good size and would create a very favorable impression of the house with the handsome staircase ascending to a landing at the rear of same. Opposite the dining room is the parlor, separated from the hall by a wide opening containing the feature of columns and screen. Back of the parlor and also opening from the hall and provided with an open fire, as



well as the dining room and parlor, is the library. This room, of course, could be most advantageously used as a bedroom and an exceedingly economical outside cellar entrance can be effected in this plan, by placing it directly underneath the stair landing, avoiding the necessity of a bulkhead.

The second story has the unusual advantage of five bedrooms, one of which is designated as a nursery and in another is an open fire. Ample closets are provided and in the attic we have not only storage space, but ample provision for finishing off a servant's room, if it should be desired.

The exterior is one that would wear exceedingly well and be better liked each day. The porch is exceedingly generous, is entirely covered and would add much to the pleasure of the occupants of the house.

Price of complete working drawings, details and specifications, \$28 00

Design No. 91.

THIS design will meet the requirements of a great many people, as it provides on the ground floor for a bedroom, which could, of course, be used equally well as a library and for the average family the probabilities are that the five large, comfortable bedrooms on the second floor would be ample to meet with their requirements, as the servants could be provided for in the third story. The servant's stairway is so arranged that it will not be necessary for them to enter the main part of the house at any time except in the performance of their duties.

A square hall gives access to the reception room on the left, the library in the rear of same, while on the right are located the sitting room and dining room, both of which are of generous size.



On each side of the fireplace in the sitting room would be built bookcases, making, with the mantel, a feature extending entirely across this side of the room. Directly opposite the fire would be a circular window with its curving seat half screened from view, making a very attractive retreat. With these features this would be an exceptionally handsome apartment.

The stairway is unique in its arrangement. A broad flight ascends four steps to a low, wide landing, when a turn is made and a landing effected on the second floor near the front of the house, and yet far enough back to provide a very nice sewing corner in the upper hall.

Price of complete working drawings, details and specifications, \$35.00

Practical Hints on Home Building.

ARTISTIC INTERIORS. No problem that confronts the home builder is of more interest or importance than the one of obtaining a tasty and artistic interior for a small expenditure of money. The success of a home rests very largely upon the thought and taste expended upon the interior arrangements, furnishings and decorations.

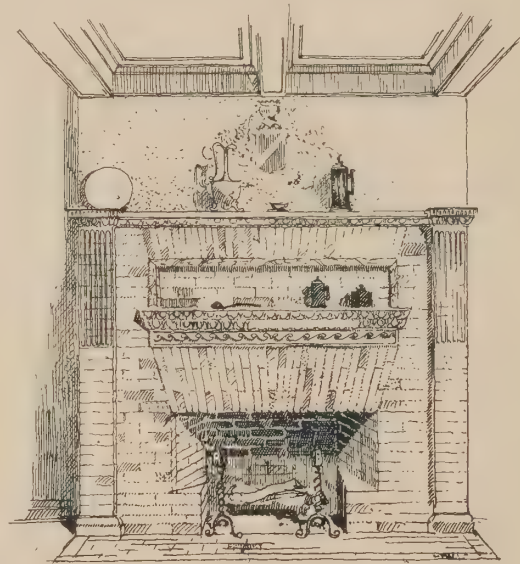
It is a matter of much regret that so many homes are built throughout the country every year, but about whose apartments there pervades not the slightest air of artistic effect. Nothing but barren, plain walls and ceilings, and in many cases the attempt to relieve the depressing effect has utterly failed, mainly on account of the lack of features susceptible of decoration and adornment in the construction of the building.

One of the most practical, useful and ornamental methods of making the home attractive is the popular liking for an open grate fire which has also the advantage of adding to the health and comfort as well as satisfying the artistic sense. In many cases most admirable effects can be obtained by means of a brick mantel now manufactured in such dainty and artistic designs that they add much to the effectiveness of the room in which they are placed. They are particularly appropriate for the hall, library, dining-room and billiard room.

The construction is simple, they are inexpensive and durable and the artistic effect they lend an apartment is much to be desired.

* * * * *

We can furnish mantels in bricks of several different colors, namely: Red, Brown, Buff, Gray, Granite, Mottled, in standard and Roman sizes. They give perfect satisfaction wherever they are used, and in quality are the best in the market. Send for samples.



NORTHERN HYDRAULIC-PRESS BRICK CO.,

Menomonie, Wisc.

Minneapolis, Minn.

Design No. 92.

HERE we have a design for a home large enough to meet the requirements of a large family. The hall is spacious and from it is caught a glimpse through the archway of the staircase in the "stairs hall," which gives access to the carriage entrance and lavatory, also the library. This arrangement would also be found very convenient for a physician or clergyman, as the library is somewhat retired.

The kitchen is somewhat separated from the main part of the house by two doors, which give direct access to the main hall without the necessity of passing through any other room.



Open fires are provided in the sitting room, library and dining room, and the house is so arranged that it would open up in a most admirable way for the entertainment of company.

The second floor makes provision for five good bedrooms and an unusually large bath room. The servants' hall is entirely separated from the main part of the house so that they could go to their rooms in the attic without disturbing the family in the least. There would be a good sized attic, and, of course, if desired, more provision for bedrooms than necessary for servants could be made.

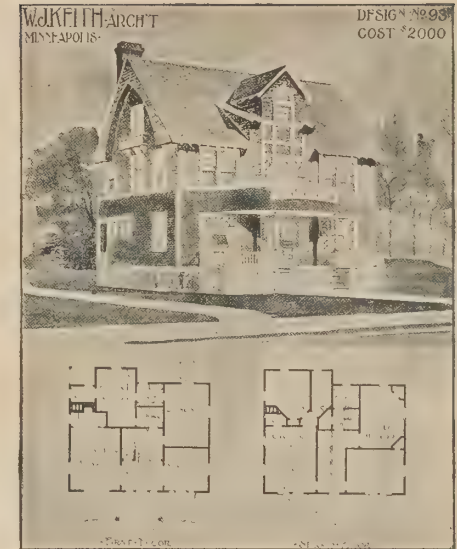
Price of complete working drawings, details and specifications, \$38.00

Design No. 93.

Published in the Ladies' Home Journal.

THIS design is one that has met with a great deal of favorable comment in all sections of the United States. It was illustrated and fully described in the March number, '97, Ladies' Home Journal (see explanation). It is especially designed with reference to economical construction, the motive being to obtain just as much available and well arranged space as it was possible for a small expenditure. With the two rooms in the attic this provides for ten apartments outside of the large hall, two bath rooms and storage space in the attic, so that it is not a small house by any means.

The arrangement of the ground floor is unique and attractive, the location of the stairway being especially pleasing, the openings from the hall into the reception room and sitting room being opposite each other, render a very nice vista across



the front of the house. The sitting room is embellished by a cosy Ingle nook with its open fire and seats. If desired, and I have the plans for such an arrangement, the private bath and nursery could be combined into one room, which could be entered directly from the hall, and would meet with the requirements of some people better than the arrangement shown.

Of course, for the sum of money, the finish must be of pine throughout, and as for the exterior, it was designed to use clapboards for the lower half and shingles for the upper half.

Price of complete working drawings, details and specifications, \$30.00

W. K. MORISON & CO.

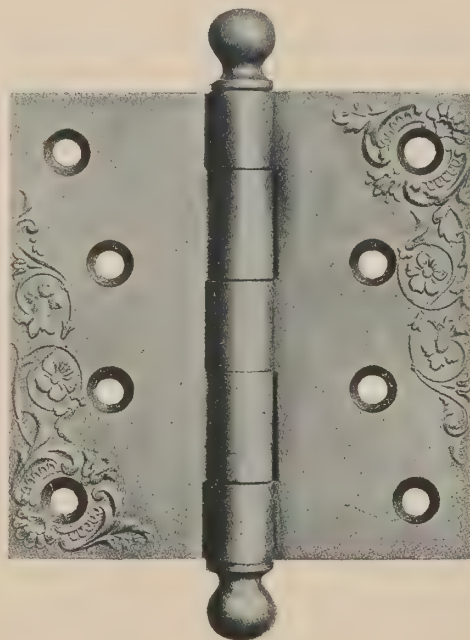
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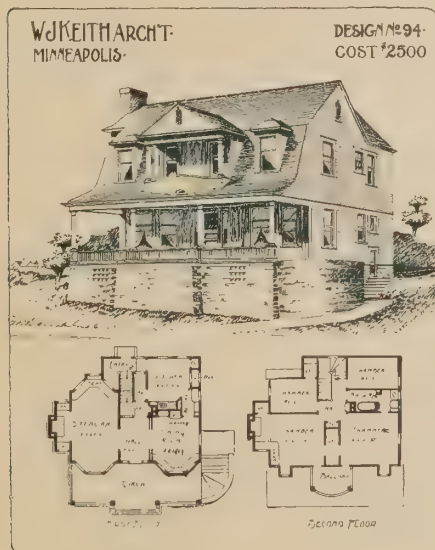


Fine
Builders' ❧
❧ Hardware
a Specialty.

Design No. 94.

NO. 94 is designed for a location upon a side hill, or at least where the lot slopes upward from the street.

The plan is an admirable one, the hall in the center being of very fair size and opening pleasantly into the dining room on the right and the sitting room on the left. The latter, with its odd though symmetrical shape, its quaint windows and cosy Ingle nook, will make a very handsome as well as comfortable apartment, the Ingle nook being directly opposite the entrance from the hall, shows off to the best advantage possible.



The stairway is partially screened from view, and a convenient passage to the kitchen is provided through the lavatory.

At the end of the dining room is a triple feature of china closet, sideboard and pantry door, comprising nearly the entire end, and the same will embellish the room to a considerable extent. At the opposite end is arranged a seat in the window, which could, of course, be omitted in case it was not needed.

One of the bedrooms on the second floor is provided with an open fire, and both front bedrooms give access to the balcony, which would be found very convenient for airing bedding, etc.

Price of complete working drawings, details and specifications, \$26.00

Design No. 95.

THIS design calls for an exterior of brick with solid wall, stone trimmings and shingle roof. The house being nearly square renders its construction very economical, and for the amount required to build it, it would be hard indeed to find a design its equal. The rooms are all of good size and well arranged, the dining room and sitting room opening off the hall by wide arches and the study from the rear of the sitting room by a still wider arch. The study would have bookcases about four feet high, built across one end under a triple window of quaint design, which would also be duplicated on the other wall, and would have a very pretty effect as seen from the hall and sitting room. The fireplaces in both dining room



and sitting room, with their mantels, would be visible on entering the hall and the house would open up to very good advantage for the entertainment of company.

The second floor has five good bedrooms, two of which are provided with open fireplaces and one of which is designated as a nursery. This would make a very convenient child's room, separated as it is from the corner chamber by a wide arch, although a door corresponding to that connecting with the other room could be here used.

Price of complete working drawings, details and specifications, \$27.00

JOHN TREVOR

309 Century Building,

Minneapolis - - - - - Minn.

High Grade Electrical Work a Specialty.

Estimates and Specifications for Electric Light, Telephones, Bells
Burglar Alarm and Electric Gas Lighting Apparatus furnished upon application.

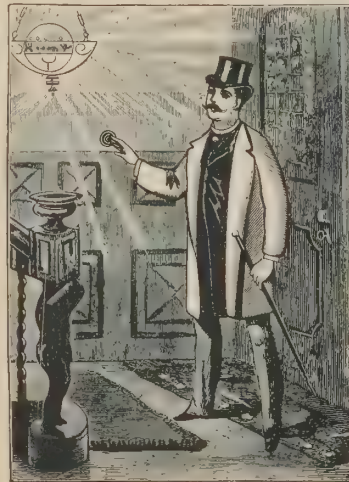
Automatic Electric Gas Lighting

Is for the purpose of lighting or extinguishing a burner by pressing a button that is out of ordinary reach or at a distance.

The advantage of lighting the gas in halls or cellars before ascending or descending, is readily appreciated.

The automatic is of especial benefit in houses where a person is liable to be called up during the night.

A gas jet equipped with an automatic burner can be lighted or extinguished from as many points as desired.



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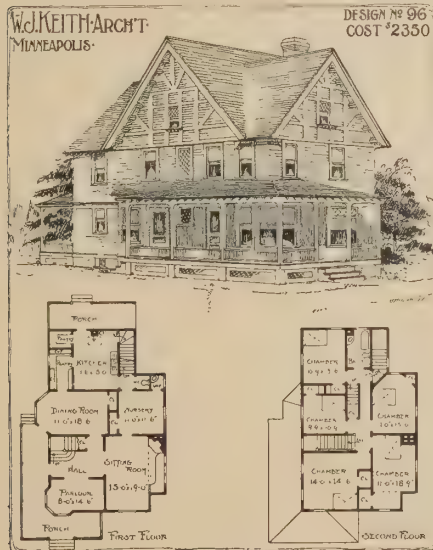
322 Harrison St.,
DAVENPORT, IOWA.

124, 126, 128 N. Third St.,
MINNEAPOLIS.

Design No. 96.

NO. 96 has many desirable features, especially for a corner lot, as the entrance is upon the side, though by altering somewhat the shape of the reception room and throwing out a bay in front instead of on the corner, so that the door would face the front, the latter arrangement could be had if preferred.

Immediately on entering the hall is obtained a view through a wide opening of the library with the Ingle nook, wide seat and quaint windows, which is located at the opposite side of the room. Opening off of this "living room" is the nursery,



provided with a very large closet for the children's wraps and a lavatory, while conveniently located in the entry connecting the nursery with the kitchen and cellar stairway is the toilet. The nursery also connects with the dining room, which is of good size, and the kitchen contains, besides the usual furniture, the wash trays for laundry work.

This design is especially adapted for a lot that is lower in the rear than at the front, though it would be equally desirable for a lot where the grade was even.

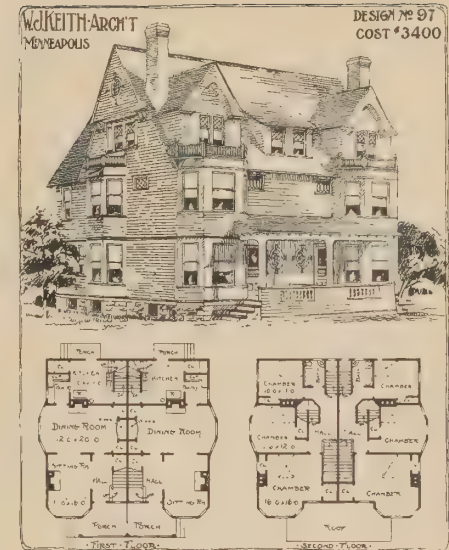
The second floor has five nice bedrooms with large closets and a good sized bath room. The attic would be ample for storage, and if desired, a servant's room or two might be finished off there.

Price of complete working drawings, details and specifications, \$26.00

Design No. 97.

WE here have a design for a double house that has many commendable features. The parlor in the front with its open fire and pleasing bay window would make an attractive apartment while the large dining room at the back also provided with an open fire and bay window, would render all the comforts of a perfect home. Closets are provided in profusion, and a handsome side-board would be built at the end of the dining room.

The second floor arrangement gives us three very nice bed chambers, the front room being exceedingly pleasant, of good size, and has the addi-



tional advantage of having two closets. The bath room is conveniently located in a retired portion of the house, and in the attic would be ample space for the finishing off of two additional rooms, if desired, and still leave ample storage space.

The exterior treatment, while simple, is bold, and I do not hesitate to venture the assertion, will be much admired wherever the design is erected.

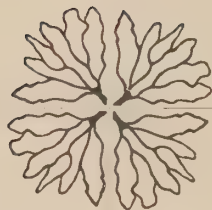
The little balconies over the bay windows and will be attractive features. The porch will be found ample for the requirements of a double house.

Price of complete working drawings, details and specifications, \$30.00

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Hardwood Polishing,

Decorating.

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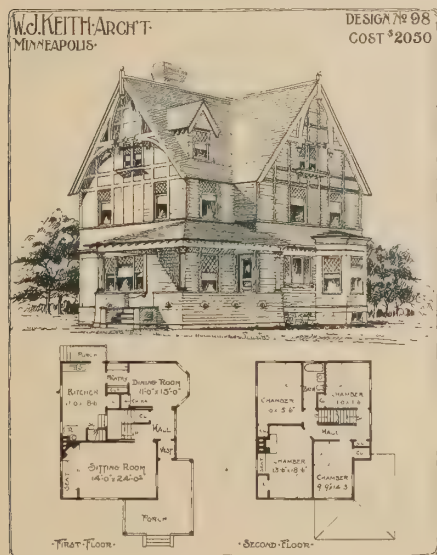
Telephone, 1443.

MINNEAPOLIS, MINN.

Design No. 98.

THIS design is an economical one to build for the space and number of rooms it provides, especially in view of the exceptionally handsome exterior shown in the sketch.

Of unusual size is the sitting room, extending entirely across the front of the house and having for its special feature a cosy Ingle nook with seat and open fire. Also unique is the stairway arrangement, and for the housewife who desires a large kitchen, she will here find her wants fully met. Three steps from the kitchen bring one to the low landing of the main stairway, on which



there is a door leading to the kitchen, thus practically providing a rear stairway.

The second floor is unusually compact and economical in its arrangement, as four large bedrooms are provided in spite of the small ground area the house covers. Besides storage room in the attic, there would be ample space for a servant's room, if it were desired.

Price of complete working drawings, details and specifications, \$25.00

Design No. 99.

THE sitting room and hall of this design are especially attractive, mainly on account of the generous size of the former, together with its large rounding front and open fireplace in the center of the rear side, and also on account of the unique and attractive Ingle nook, with its recessed couch, on which one could take one's ease and watch the fire in the grate. This feature would be very plainly seen from the hall and sitting room, while the sitting room fire and bookcases would be equally prominent from the hall, so that altogether the result is an exceedingly attractive interior.

The Ingle nook of the hall is given a little privacy by a beam thrown across from a pilaster on the corner of the vestibule to a large column which receives the railing of the staircase. Under the stairway is a large coat closet and a wide sliding door at the rear of the hall gives access to the dining room, while here a tasteful little china closet would be visible from the hall, making an



attractive vista in every direction for the visitor as he enters.

The kitchen is reached directly from the main hall without passing through any other room and yet is separated by two doors. Equally easy of access from both the kitchen and the main part of the house is the cellar stairway, and this is a very desirable feature, as it avoids the necessity of the man of the house going out through the kitchen in a roundabout way whenever he wishes to attend to the furnace.

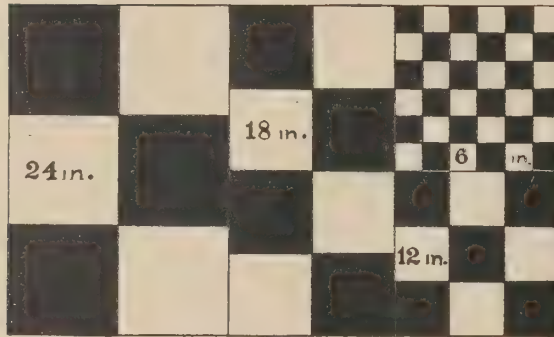
Price of complete working drawings, details and specifications, \$28.00

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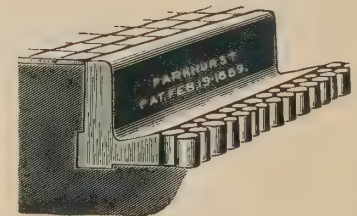
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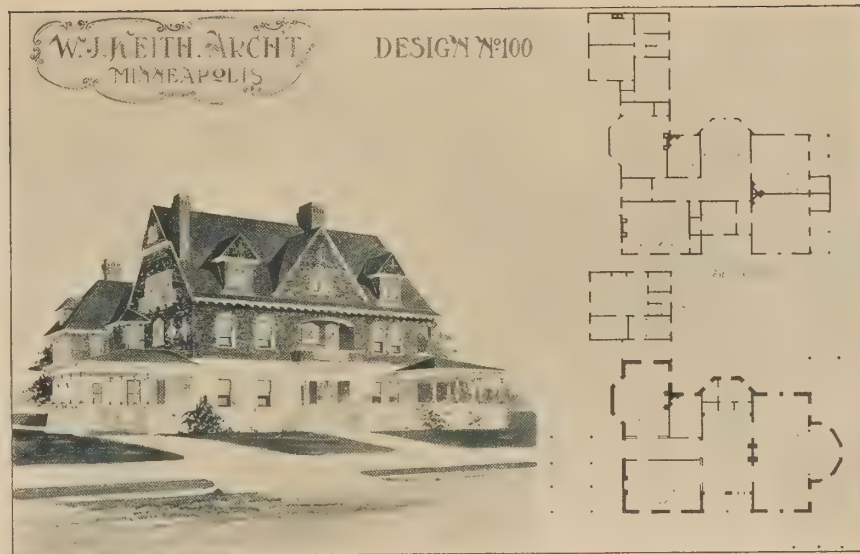
Design No. 100.

THIS design has been especially prepared for a country seat or house at the seashore, although with a little adjustment of the butler's pantry, etc., the plan would be an admirable one for a house to be located in the suburbs of the city.

The porch is unusually spacious and considerable open terrace is provided, giving a magnificent opportunity in the entertainment of a house party for promenading. The hall would be a very handsome apartment with the broad staircase directly in front of the entrance, ascending to a landing entirely across the end of the room, with return flights on either side. Under this landing would be a lavatory, toilet and coat closet, a very necessary convenience for a house of this character.

From the hall opens, by means of two arches, the handsome drawing room of exceptional size, the main feature of which is a large bay window, separated from the main room by a handsome wooden arch, supported on columns and containing a luxurious seat, which, provided with a good supply of cushions and pillows, would make an attractive retreat, as directly opposite the open fire, and it is intended that the outlook from this part of the house should be the best of any. If desired, the windows on either side of the bay could be "French casement," going down to the floor and giving convenient access to the porch.

Upon the other side of the hall is the carriage entrance, billiard room, office or den, each provided with an open fireplace.



In a house of this character it is especially desirable that the dining room should be a little removed from the living part of the house and it is so arranged in this design. The billiard room is pleasantly located and so situated that it can be used as a part of the house for entertaining purposes or can be shut off entirely by means of sliding doors and entered alone from the carriage entrance hall.

For a Southern climate or seashore house the covered passage separating the main part of the house from the kitchen and servants' quarters will be found especially convenient as it positively prevents all odors of cooking gaining access, and if desired, glass doors might be placed at both ends

of this passage, so that in case of stormy weather it could be practically closed in.

Ample pantries are provided, and over the kitchen, reached by a separate stair, are the servants' quarters, which, if not sufficient in the number of rooms, could be increased by making use of the attic of this part. The same will be true of the bed chambers on the second floor of the main house, as there would be a large amount of space in the third story which could be used for bedrooms or the billiard room might be placed in this portion of the house and the room designated for that purpose would make a very handsome library.

Price of complete working drawings, details and specifications, \$150.00

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But we are prepared to furnish all the pine lumber needed for its construction.

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When you build is a guaranty of grades as purchased, delivered as wanted, and prices low as the lowest—quality considered.

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Because it lays well and matches, and they say they can do $\frac{1}{3}$ more work than with that of some of our competitors

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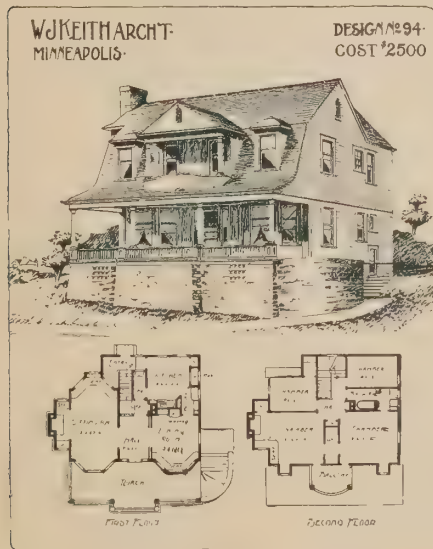
The Lowest Price Not Always

the Cheapest. Our prices are as low as the lowest, consistent with quality. Pine Lumber of every kind.

Design No. 94.

NO. 94 is designed for a location upon a side hill, or at least where the lot slopes upward from the street.

The plan is an admirable one, the hall in the center being of very fair size and opening pleasantly into the dining room on the right and the sitting room on the left. The latter, with its odd though symmetrical shape, its quaint windows and cosy Ingle nook, will make a very handsome as well as comfortable apartment, the Ingle nook being directly opposite the entrance from the hall, shows off to the best advantage possible.



The stairway is partially screened from view, and a convenient passage to the kitchen is provided through the lavatory.

At the end of the dining room is a triple feature of china closet, sideboard and pantry door, comprising nearly the entire end, and the same will embellish the room to a considerable extent. At the opposite end is arranged a seat in the window, which could, of course, be omitted in case it was not needed.

One of the bedrooms on the second floor is provided with an open fire, and both front bedrooms give access to the balcony, which would be found very convenient for airing bedding, etc.

Price of complete working drawings, details and specifications, \$26.00

Design No. 95.

THIS design calls for an exterior of brick with solid wall, stone trimmings and shingle roof. The house being nearly square renders its construction very economical, and for the amount required to build it, it would be hard indeed to find a design its equal. The rooms are all of good size and well arranged, the dining room and sitting room opening off the hall by wide arches and the study from the rear of the sitting room by a still wider arch. The study would have bookcases about four feet high, built across one end under a triple window of quaint design, which would also be duplicated on the other wall, and would have a very pretty effect as seen from the hall and sitting room. The fireplaces in both dining room



and sitting room, with their mantels, would be visible on entering the hall and the house would open up to very good advantage for the entertainment of company.

The second floor has five good bedrooms, two of which are provided with open fireplaces and one of which is designated as a nursery. This would make a very convenient child's room, separated as it is from the corner chamber by a wide arch, although a door corresponding to that connecting with the other room could be here used.

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JOHN TREVOR

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Burglar Alarm and Electric Gas Lighting Apparatus furnished upon application.

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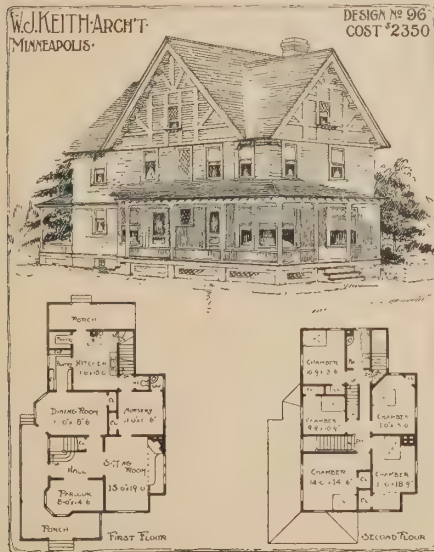
322 Harrison St.,
DAVENPORT, IOWA.

124, 126, 128 N. Third St.,
MINNEAPOLIS.

Design No. 96.

NO. 96 has many desirable features, especially for a corner lot, as the entrance is upon the side, though by altering somewhat the shape of the reception room and throwing out a bay in front instead of on the corner, so that the door would face the front, the latter arrangement could be had if preferred.

Immediately on entering the hall is obtained a view through a wide opening of the library with the Inglo nook, wide seat and quaint windows, which is located at the opposite side of the room. Opening off of this "living room" is the nursery,



provided with a very large closet for the children's wraps and a lavatory, while conveniently located in the entry connecting the nursery with the kitchen and cellar stairway is the toilet. The nursery also connects with the dining room, which is of good size, and the kitchen contains, besides the usual furniture, the wash trays for laundry work.

This design is especially adapted for a lot that is lower in the rear than at the front, though it would be equally desirable for a lot where the grade was even.

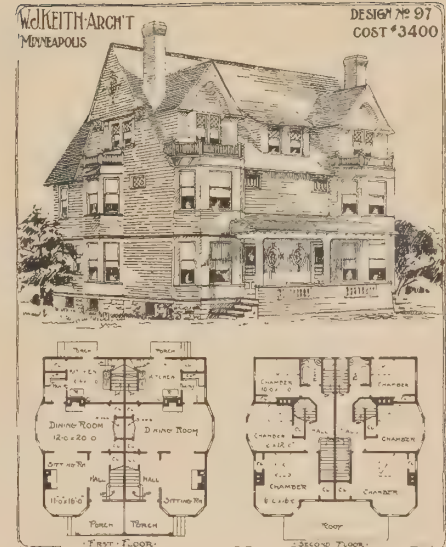
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WE here have a design for a double house that has many commendable features. The parlor in the front with its open fire and pleasing bay window would make an attractive apartment while the large dining room at the back also provided with an open fire and bay window, would render all the comforts of a perfect home. Closets are provided in profusion, and a handsome side-board would be built at the end of the dining room.

The second floor arrangement gives us three very nice bed chambers, the front room being exceedingly pleasant, of good size, and has the addi-



tional advantage of having two closets. The bath room is conveniently located in a retired portion of the house, and in the attic would be ample space for the finishing off of two additional rooms, if desired, and still leave ample storage space.

The exterior treatment, while simple, is bold, and I do not hesitate to venture the assertion, will be much admired wherever the design is erected.

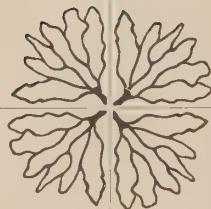
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Price of complete working drawings, details and specifications, \$30.00

Harry B. Cramer Co.,



House Painting,



Hardwood Polishing,

Decorating.

213 SOUTH SIXTH STREET,

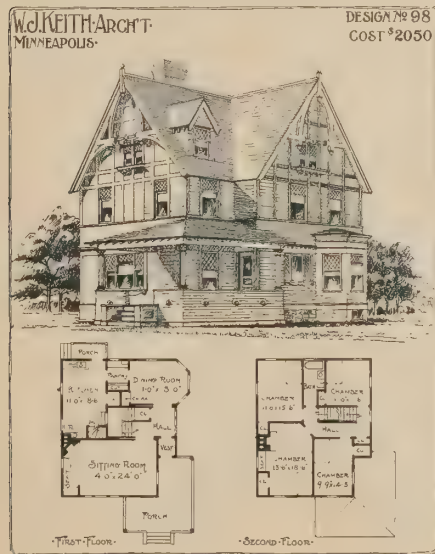
Telephone, 1443.

MINNEAPOLIS, MINN.

Design No. 98.

THIS design is an economical one to build for the space and number of rooms it provides, especially in view of the exceptionally handsome exterior shown in the sketch.

Of unusual size is the sitting room, extending entirely across the front of the house and having for its special feature a cosy Ingle nook with seat and open fire. Also unique is the stairway arrangement, and for the housewife who desires a large kitchen, she will here find her wants fully met. Three steps from the kitchen bring one to the low landing of the main stairway, on which



there is a door leading to the kitchen, thus practically providing a rear stairway.

The second floor is unusually compact and economical in its arrangement, as four large bedrooms are provided in spite of the small ground area the house covers. Besides storage room in the attic, there would be ample space for a servant's room, if it were desired.

Price of complete working drawings, details and specifications, \$25.00

Design No. 99.

THE sitting room and hall of this design are especially attractive, mainly on account of the generous size of the former, together with its large rounding front and open fireplace in the center of the rear side, and also on account of the unique and attractive Ingle nook, with its recessed couch, on which one could take one's ease and watch the fire in the grate. This feature would be very plainly seen from the hall and sitting room, while the sitting room fire and bookcases would be equally prominent from the hall, so that altogether the result is an exceedingly attractive interior.

The Ingle nook of the hall is given a little privacy by a beam thrown across from a pilaster on the corner of the vestibule to a large column which receives the railing of the staircase. Under the stairway is a large coat closet and a wide sliding door at the rear of the hall gives access to the dining room, while here a tasteful little china closet would be visible from the hall, making an



attractive vista in every direction for the visitor as he enters.

The kitchen is reached directly from the main hall without passing through any other room and yet is separated by two doors. Equally easy of access from both the kitchen and the main part of the house is the cellar stairway, and this is a very desirable feature, as it avoids the necessity of the man of the house going out through the kitchen in a roundabout way whenever he wishes to attend to the furnace.

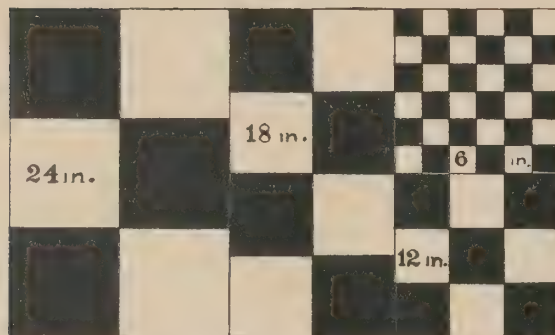
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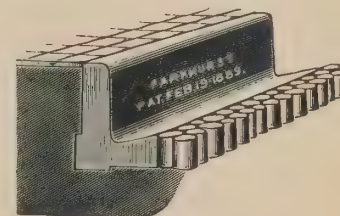
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MINNEAPOLIS.

Design No. 100.

THIS design has been especially prepared for a country seat or house at the seashore, although with a little adjustment of the butler's pantry, etc., the plan would be an admirable one for a house to be located in the suburbs of the city.

The porch is unusually spacious and considerable open terrace is provided, giving a magnificent opportunity in the entertainment of a house party for promenading. The hall would be a very handsome apartment with the broad staircase directly in front of the entrance, ascending to a landing entirely across the end of the room, with return flights on either side. Under this landing would be a lavatory, toilet and coat closet, a very necessary convenience for a house of this character.

From the hall opens, by means of two arches, the handsome drawing room of exceptional size, the main feature of which is a large bay window, separated from the main room by a handsome wooden arch, supported on columns and containing a luxurious seat, which, provided with a good supply of cushions and pillows, would make an attractive retreat, as directly opposite the open fire, and it is intended that the outlook from this part of the house should be the best of any. If desired, the windows on either side of the bay could be "French casement," going down to the floor and giving convenient access to the porch.

Upon the other side of the hall is the carriage entrance, billiard room, office or den, each provided with an open fireplace.

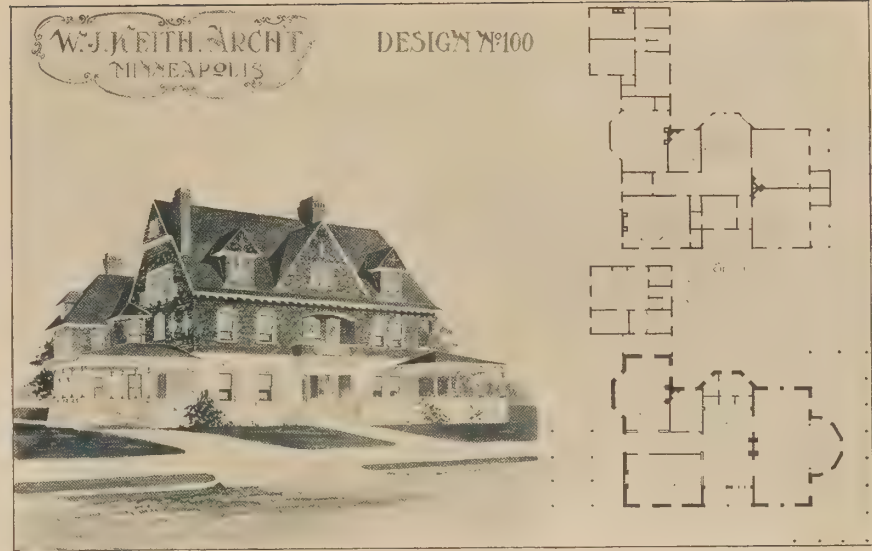
In a house of this character it is especially desirable that the dining room should be a little removed from the living part of the house and it is so arranged in this design. The billiard room is pleasantly located and so situated that it can be used as a part of the house for entertaining purposes or can be shut off entirely by means of sliding doors and entered alone from the carriage entrance hall.

For a Southern climate or seashore house the covered passage separating the main part of the house from the kitchen and servants' quarters will be found especially convenient as it positively prevents all odors of cooking gaining access, and if desired, glass doors might be placed at both ends

of this passage, so that in case of stormy weather it could be practically closed in.

Ample pantries are provided, and over the kitchen, reached by a separate stair, are the servants' quarters, which, if not sufficient in the number of rooms, could be increased by making use of the attic of this part. The same will be true of the bed chambers on the second floor of the main house, as there would be a large amount of space in the third story which could be used for bedrooms or the billiard room might be placed in this portion of the house and the room designated for that purpose would make a very handsome library.

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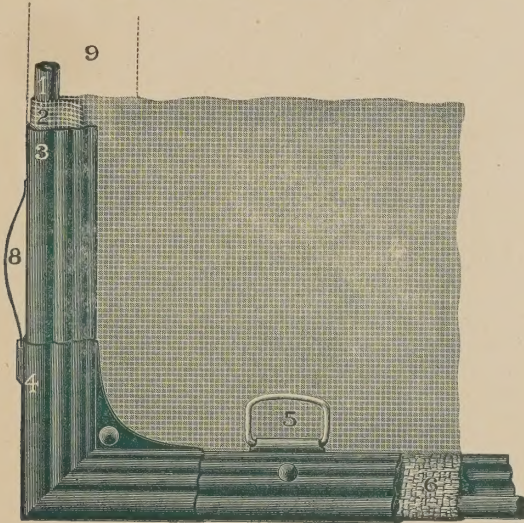
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- No. 1 Represents the continuous rod in body of screen.
- No. 2 Represents the screen cloth as it passes around the rod preventing a single strand of wire from being drawn, or cloth bagging as is not the case when tacked on a wood frame.
- No. 3 Represents the metal moulding which is most thoroughly galvanized inside and outside and afterwards enameled inside and out or finished in any desired form. (See list of styles of finish.)

- No. 4 Represents the brass corners showing the spring attachment.
- No. 5 Represents one of the lifts for raising or lowering the screen.
- No. 6 Represents the filling when screen is finished.
- No. 8 Represents one of two springs that allows the screen to work automatically from bottom to top of window opening and through the brass guides which reach from bottom to top of window frame.
- No. 9 Represents the full width of actual frame (between dotted lines); width $\frac{7}{8}$ inch; thickness, $\frac{1}{2}$ inch. Using non-rustible cloth the screen is absolutely free from rust and must, therefore, outlast any other form of a window screen. Last, but not least, there is no swelling and shrinking as in a wood frame. It is incomparable with ANY OTHER for strength, invisibility beauty and for convenience in using, durability is not questioned. This screen is the ONLY ONE that can be used with the outside shutters and without the slightest interference in use of either.

* * * * *

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